



HEARNES
WHERE SERVICE COUNTS

A three bedroom detached home located in one of Queen's Parks most sought after locations and within easy reach of Bournemouth Town Centre, the popular Queen's Park Golf Course and main transport links. Situated on a large, private corner plot the property offers the opportunity for further modernisation and extension, subject to the relevant planning permissions, whilst further benefitting from a ground floor bedroom, kitchen/ dining room and detached garage.

The property is offered for sale with no forward chain.

On entering the property, a hallway with ample storage provides access to all ground floor accommodation. A spacious sitting room offers a pleasant dual aspect outlook over the front and side gardens. A dining room, again benefitting from a dual aspect outlook over the grounds, gives access to the rear garden by sliding door. A separate kitchen is situated to the rear of the property and offers a comprehensive range of floor and eye level units finished with a contrasting work surface whilst providing access to the side of the property. The ground floor accommodation is complete with a spacious bedroom, shower room and separate WC.

The first floor landing leads to the property's two remaining bedrooms, both of which are double in size and overlook the rear garden. Completing the accommodation is a separate WC.

The property benefits from a large, private rear garden with clearly defined boundaries and a range of well stocked borders. The rear garden is mainly laid to lawn with a patio seating area set to the rear of the property. To the front ample of road parking which in turn leads to a detached garage with two storerooms to the rear.

EPC RATING: E

COUNCIL TAX BAND: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



Feversham Avenue, Bournemouth, BH8

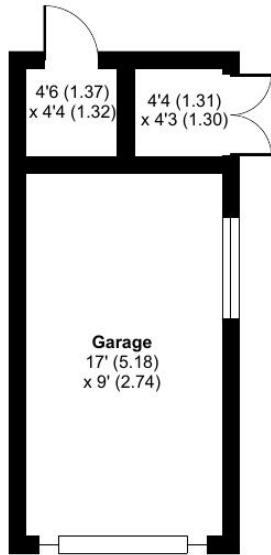
Approximate Area = 1313 sq ft / 121.9 sq m (excludes store)

Garage = 172 sq ft / 15.9 sq m

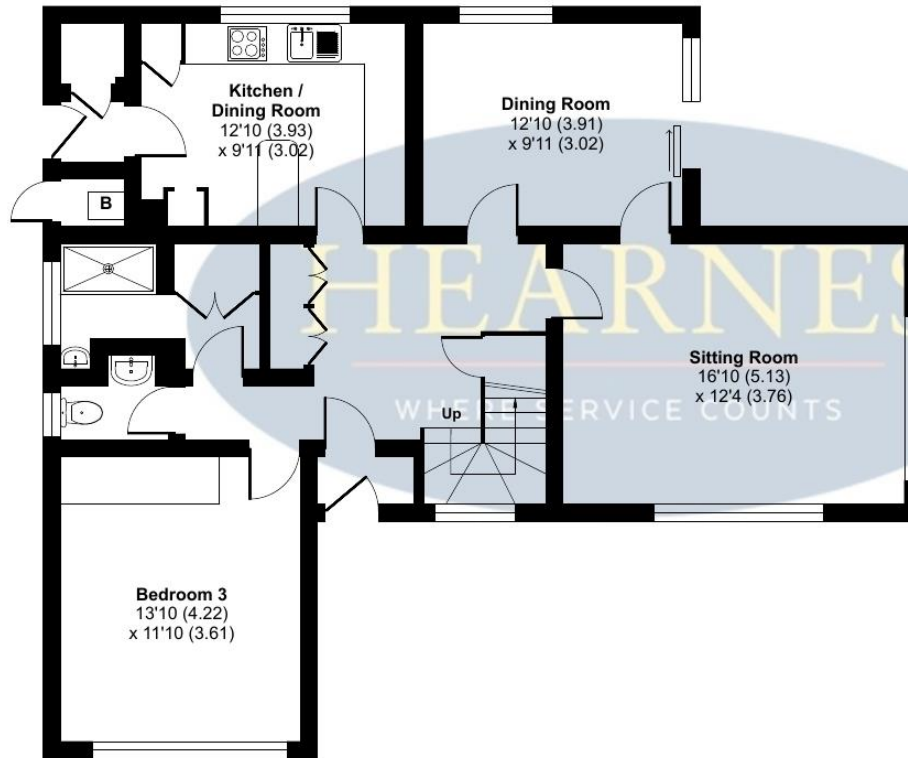
Outbuildings = 38 sq ft / 3.5 sq m

Total = 1523 sq ft / 141.3 sq m

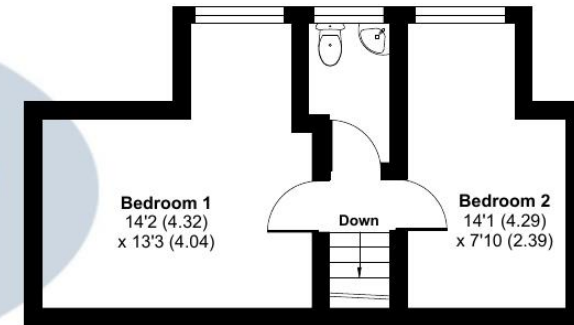
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**GARAGE /
OUTBUILDING 1 / 2**



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

