



HEARNES
WHERE SERVICE COUNTS

A beautifully presented three-bedroom detached character house situated within a sought-after residential area and the Twynham School catchment area. The property is ideally positioned within a moment's walk of Christchurch Town Centre, riverside walks, and Tuckton High Street. The house features a dual-aspect living room, three double bedrooms, and a detached garage.

On entering the property, a generously sized hallway leads into a superbly appointed living room with a box bay window and French doors leading to the rear garden. The fitted kitchen/breakfast room with pantry offers a comprehensive range of floor and eye-level units finished with a contrasting work surface and includes a range of kitchen appliances along with space for a breakfast table and chairs while also providing further access to the side of the property. Completing the ground floor accommodation is a separate WC.

Situated on the first floor are three double bedrooms, with the principal bedroom featuring fitted wardrobes. Completing the accommodation is a family bathroom comprising a modern white suite, including a WC, wash hand basin, and bath with shower over.

A private rear garden offers various areas laid to lawn and patio seating along with a range of shrub borders, including five beautiful, established olive trees. The property also benefits externally from a garage with power and light. A driveway to the front of the property offers off-road parking with access to the rear garden and garage.

COUNCIL TAX BAND: D

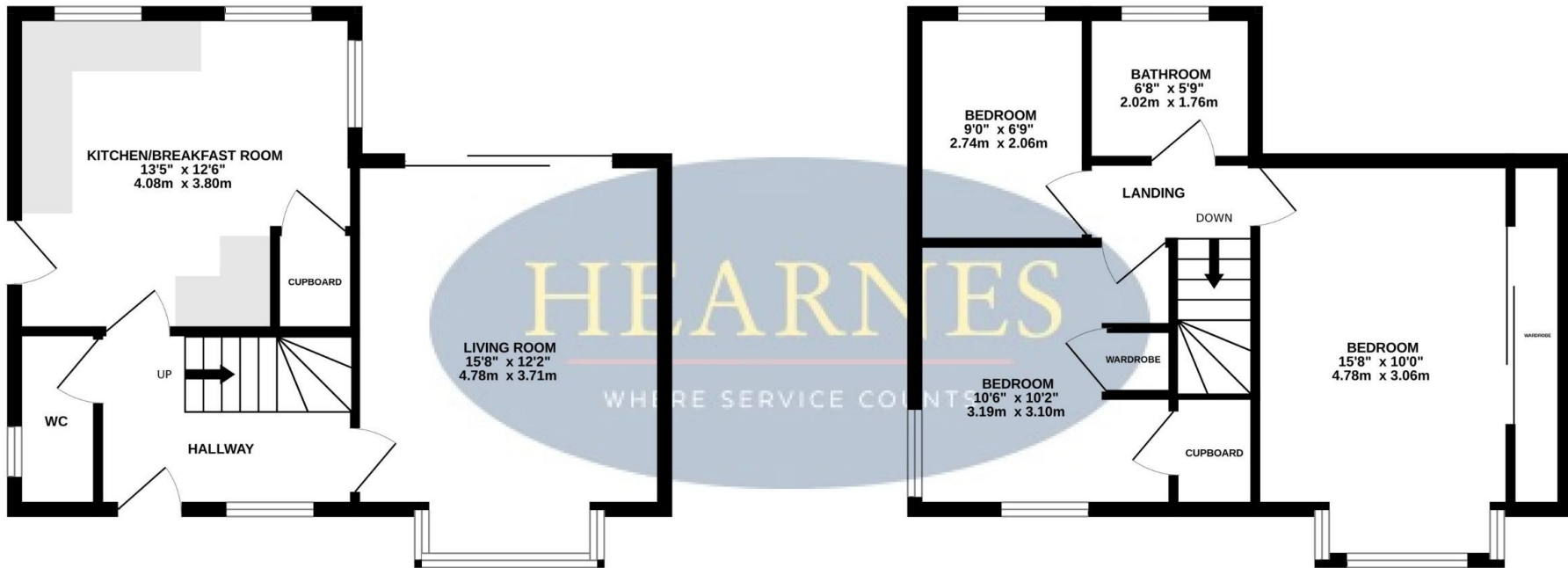
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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.



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

