



HEARNES

WHERE SERVICE COUNTS

**Barnes Road,
Bournemouth, BH10 5AH**

FREEHOLD PRICE

£273,950

“A brand new and superbly finished detached bungalow with a south facing garden”

A newly constructed and beautifully finished one double bedroom detached bungalow with a south facing garden and parking.

This conveniently located, light and spacious bungalow has been finished to an extremely high standard with some lovely finishing touches which include solar panels, an electric air source heat up pump central heating system with underfloor heating throughout, luxuriously appointed bathroom and a fully fitted kitchen with integrated appliances along with a 10 year new build warranty. The property now comes to the market offered with no onward chain.

- **A brand new one double bedroom detached bungalow with a south facing garden**
- Spacious **entrance hall** with wood effect laminate flooring
- 18' x 17' Stunning open plan and dual aspect **lounge/kitchen/dining room**
- The **kitchen area** incorporates ample slimline contemporary worktops with an inset sink, good range of base and wall units, an excellent range of integrated appliances to include fridge freezer, washing machine, dishwasher, oven, hob and extractor, double glazed window to the front aspect, wood effect laminate flooring
- The **lounge/dining area** is a light and spacious space and has double glazed French doors giving access out onto the south facing landscaped rear garden, wood effect laminate flooring
- **Double bedroom** with a double glazed window overlooking the rear garden
- Luxuriously appointed and spacious **family bathroom** finished in a stylish white suite incorporating a panelled bath with shower over, chrome raindrop shower head and separate shower attachment and mixer taps, wall mounted wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls, wood effect laminate flooring
- The **rear garden** is fully enclosed and faces a southerly aspect. There is a range of soft and hard landscaping throughout
- The access path to the property includes bollard lighting
- One allocated **parking space**

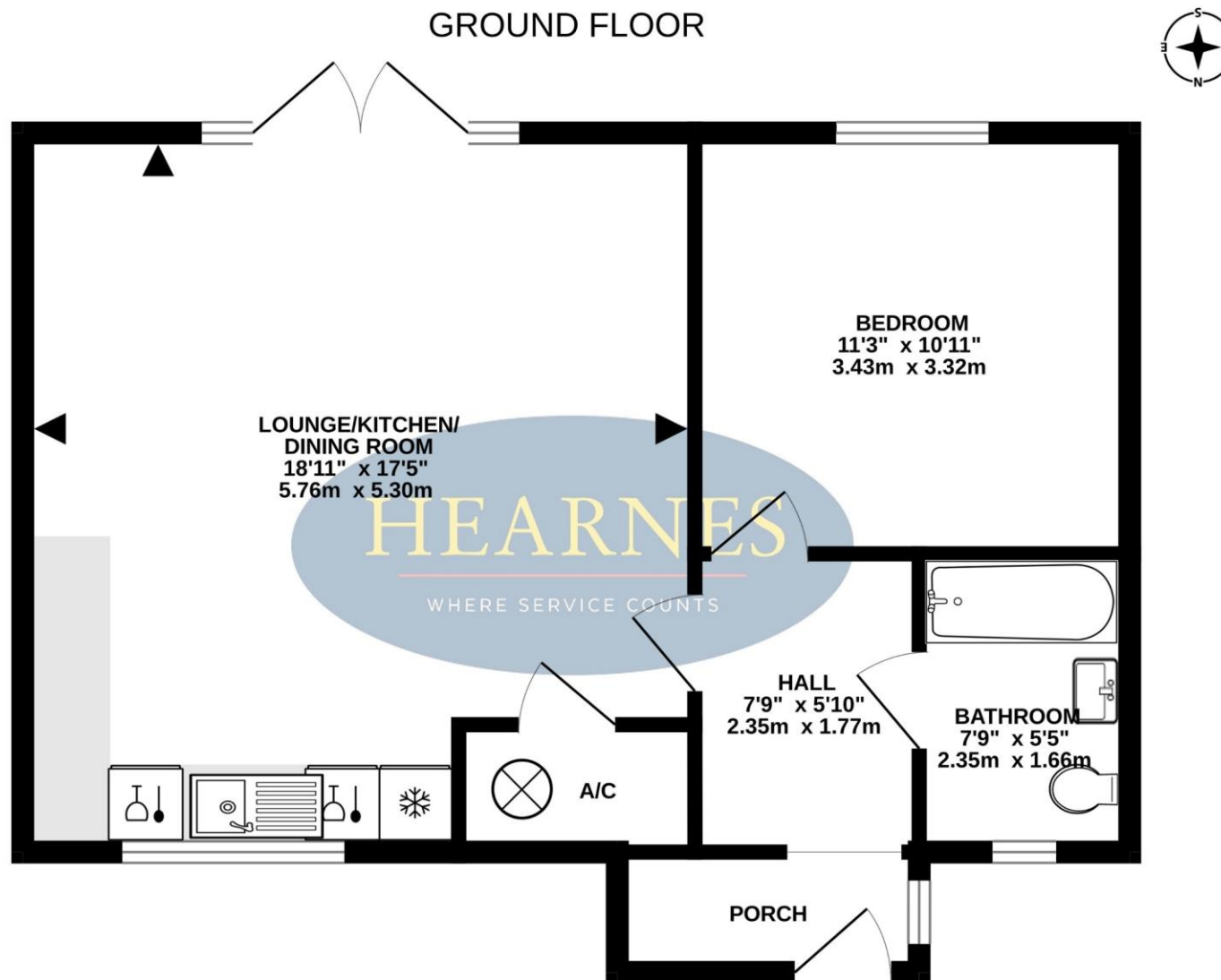
The property is conveniently located from a small selection of local amenities approximately 700 metres away. Bournemouth town centre with its array of shops, restaurants, leisure facilities and miles of sandy bathing beaches located approximately 3 miles away. Ferndown's town centre is located approximately 4 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: TBC

EPC RATING: TBC



AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



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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