



HEARNES

WHERE SERVICE COUNTS

A rare opportunity to secure a very spacious four bedroom mid-terraced family home located on the outskirts of Bournemouth Town Centre. The property is within easy reach of Bournemouth Hospital, Castle Point, JP Morgan and excellent transport links, while the picturesque Throop Village and riverside walks are only a short stroll away. The home offers three reception rooms, a modern kitchen, two bath/shower rooms, a sunny aspect rear garden and a large driveway.

On entering the property, a welcoming entrance hall with stairs leading to the first floor provides access to all ground floor accommodation. The first of the three reception rooms overlooks the rear garden and would make an ideal TV or family room. A modern kitchen opens into a dining room with ample fitted storage and double doors leading onto the rear garden. The kitchen features a comprehensive range of floor, breakfast bar and eye-level units, finished with a contrasting work surface and space for a range of appliances. Completing the ground floor is an impressive dual-aspect living room, offering generous space for both seating and dining, with access to the rear garden.

Situated on the first floor are the property's four bedrooms, all of which are generous double rooms, three benefiting from fitted wardrobes. Completing the accommodation is a fitted family bathroom and a separate shower room with WC.

The property benefits from a spacious, sunny aspect rear garden, mainly laid to lawn, with a patio area adjoining the house, a pond, and a useful storage shed. To the front, a gated paved driveway provides ample off-road parking for multiple vehicles.

**COUNCIL TAX BAND: E**

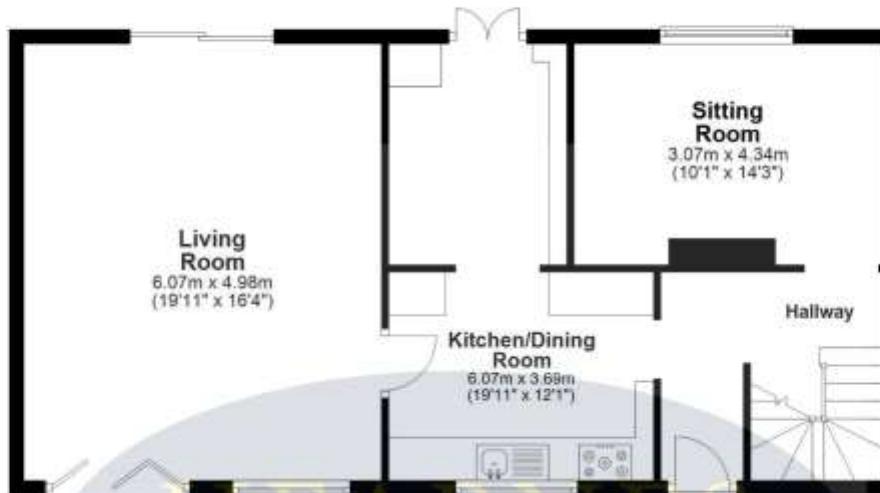
**EPC RATING: C**

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

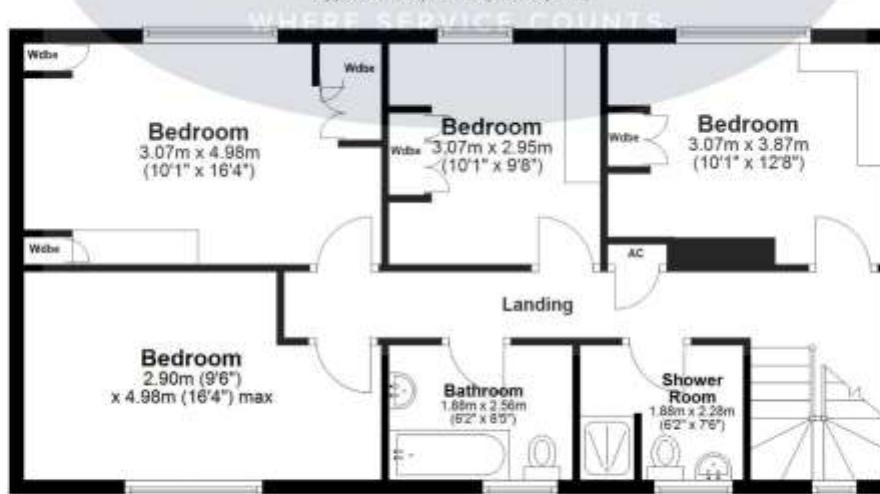
Approx. 72.9 sq. metres (784.3 sq. feet)



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### First Floor

Approx. 72.9 sq. metres (784.3 sq. feet)



Total area: approx. 145.7 sq. metres (1568.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. 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.  
Plan produced using PlanUp.

