



**HEARNES**  
WHERE SERVICE COUNTS

An impressive four bedroom, two bath/shower room detached character house located in a sought after residential location within easy reach of Bournemouth Town Centre and main transport. The property has been superbly maintained and updated by the current owner whilst featuring two large reception rooms, private sunny aspect rear garden and ample off road parking.

The property is offered for sale with no forward chain.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, leads into a spacious reception room overlooking the front aspect. A further reception room overlooks and provides access to the rear garden. A spacious, separate kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface, breakfast bar seating area and range of integrated kitchen appliances. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's four bedrooms, all of which are generous in size. The master bedroom benefits from a range of fitted wardrobes and is served by a modern fitted en suite shower room. Completing the accommodation is a modern family bathroom comprising a WC, wash hand basin, bath and separate shower enclosure.

Externally the property features a private, sunny aspect rear garden being mainly laid to lawn with a patio seating area adjoining the rear of the property. To the front a tarmac driveway offers ample off road parking.

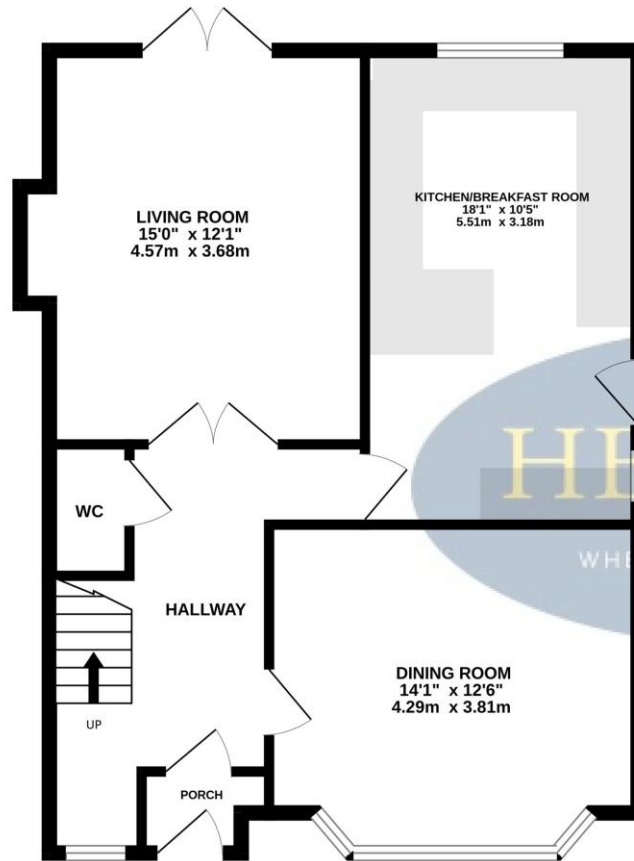
**EPC RATING: D**

**COUNCIL TAX BAND: E**

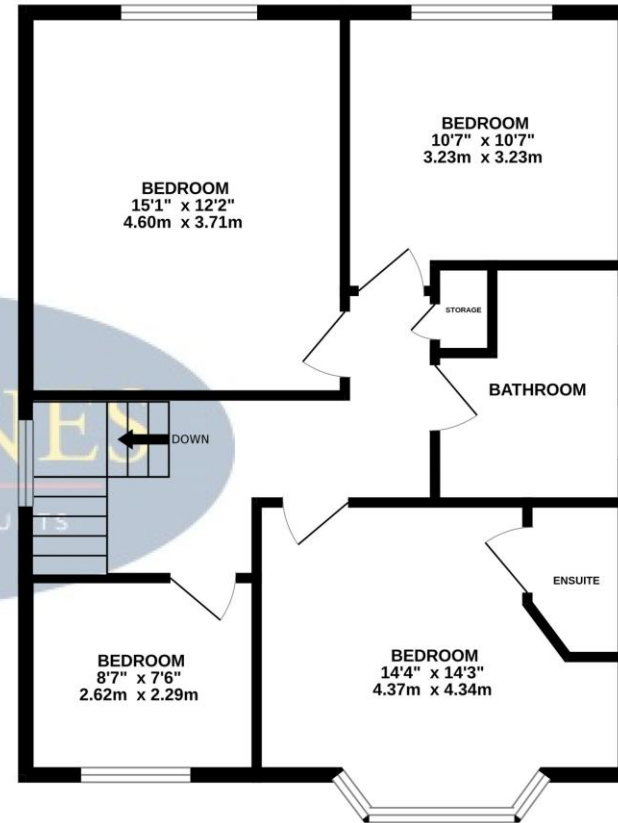
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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  
734 sq.ft. (68.2 sq.m.) approx.



FIRST FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.5 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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