



HEARNES

WHERE SERVICE COUNTS



A beautifully presented and fully refurbished semi-detached character home, situated in a popular and convenient location. The property lies just a short distance from Charminster High Street, which offers a wide range of local shops, bars, and restaurants, while Bournemouth Town Centre—with its high street stores and award-winning sandy beaches—is approximately one mile away.

Upon entering the property, you are welcomed by a hallway with access to the staircase leading to the first floor. An attractive living room with a bay window overlooks the front aspect. To the rear, a dual-aspect open-plan kitchen/dining room enjoys views over the garden and benefits from a pantry. The refitted kitchen features a range of floor and wall-mounted units, complemented by contrasting work surfaces and a central island. Integrated appliances include an oven with hob and extractor fan, with space for additional appliances. A door from the kitchen provides direct access to the rear garden.

Upstairs, the landing leads to two well-proportioned and beautifully styled double bedrooms. Completing the accommodation is a family bathroom comprising a WC, wash hand basin, and a bath with shower over.

Externally, the property boasts an attractive private rear garden, mainly laid to lawn, with a generous patio seating area at the rear. The garden also features a detached garage. To the front, there is ample off-road parking and gated access to the rear garden.

**COUNCIL TAX BAND: C**

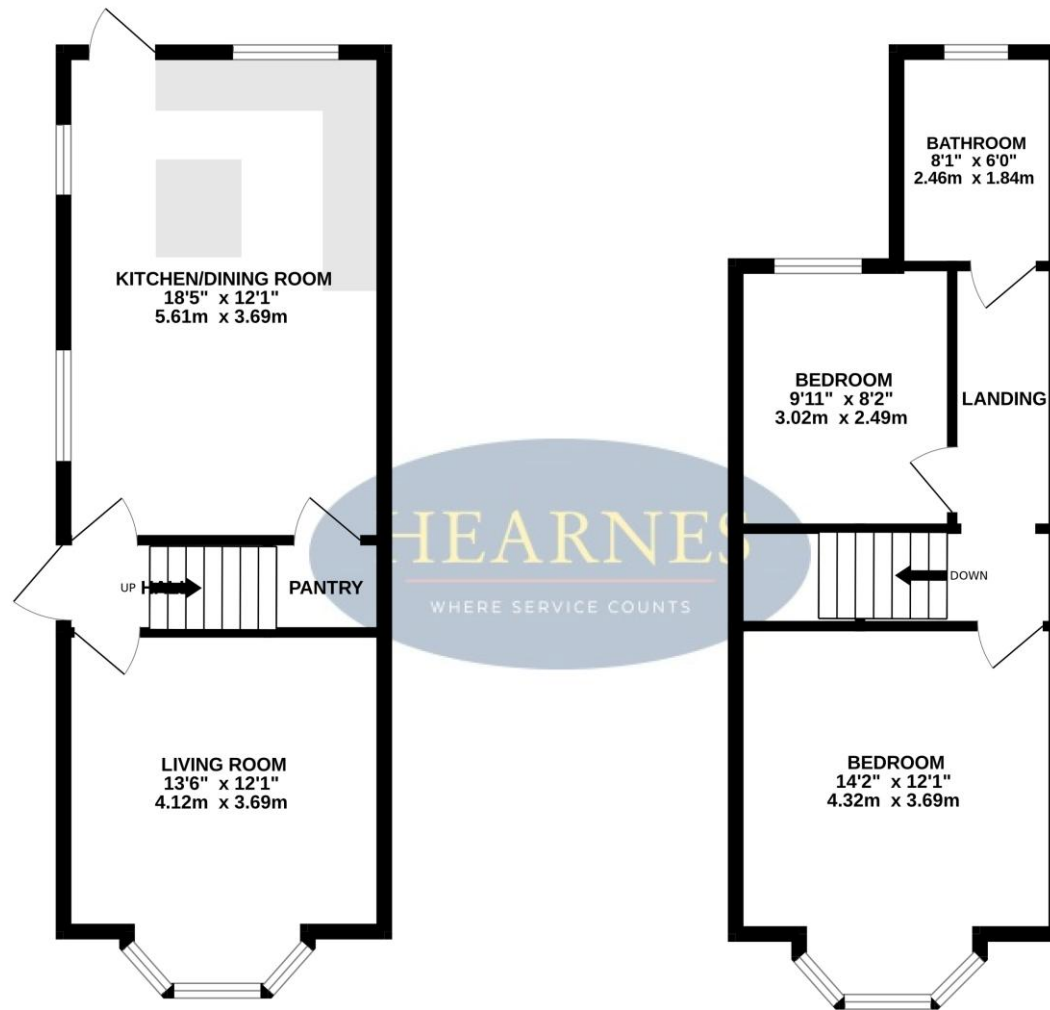
**EPC RATING: C**

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.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 782 sq.ft (72.7 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



