



HEARNES

WHERE SERVICE COUNTS

A superbly presented bright and spacious detached house located in a premier residential and school catchment location within easy reach of Bournemouth Town Centre and main transport links. The property has been perfectly updated and maintained by the current owners whilst featuring an impressive open plan kitchen/dining/family room, separate living room, modern bathroom and a private rear garden whilst further benefitting from off road parking.

On entering the property a hallway, with stairs leading to the first floor landing, leads into a living room which overlooks the front aspect. A feature of the property is the impressive open plan kitchen/dining/family room located to the rear of the property and providing access onto the rear garden. The kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and featuring a range of kitchen appliances. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's three bedrooms, two of which are generously sized double rooms with the accommodation complete with a modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property features a private and sunny aspect rear garden being mainly laid to lawn with a patio seating area and side gate access. To the front the property benefits from off road parking.

EPC RATING: TPC

COUNCIL TAX BAND:TBC

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



FIRST



TOTAL FLOOR AREA : 1001sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

