



HEARNES

WHERE SERVICE COUNTS

Wilson Road, Bournemouth, BH1 4PJ

Wilson Road, Bournemouth

FREEHOLD PRICE OIEO £270,000

A superbly presented three bedroom semi-detached house ideally located within easy reach of Bournemouth Town Centre and main transport links including main line train station. The property has been beautifully maintained and updated by the current owners and features an open plan kitchen/dining room, living room with log burner, modern fitted bathroom and private garden.

On entering the property an entrance porch leads into a welcoming hallway, with useful under stairs storage cupboard and stairs leading to the first floor landing. A living room with feature log burning stove opens into an impressive, open plan kitchen/dining room providing access onto the rear garden. The kitchen offers a range of fitted units, ample work surface space and space for a full range of kitchen appliances.

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

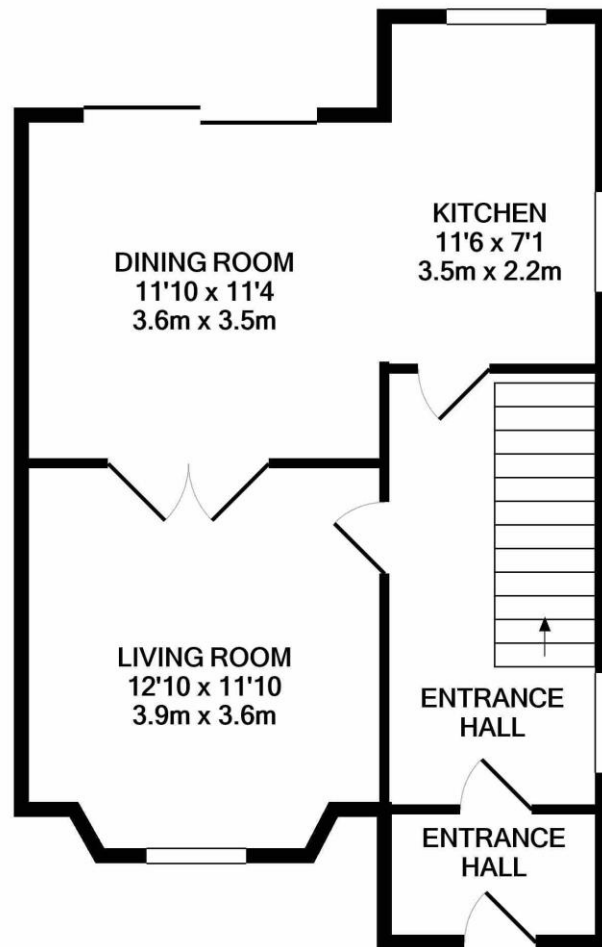
Externally the property features a private, low maintenance garden mainly laid to artificial lawn with access to the front garden.

COUNCIL TAX BAND: C

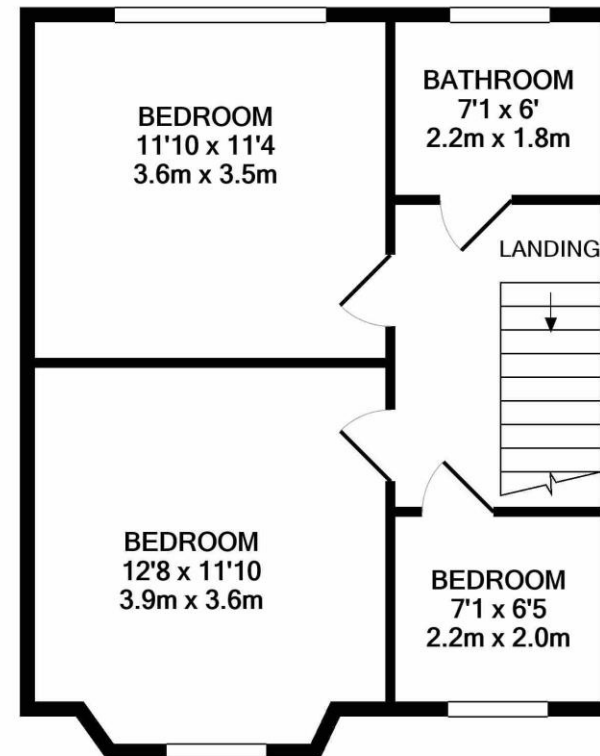
EPC RATING: D

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
APPROX. FLOOR
AREA 495 SQ.FT.
(45.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 934 SQ.FT. (86.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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