



**Ensbury Park, Bournemouth**

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## FREEHOLD PRICE OIEO £290,000

A spacious three/four bedroom semi-detached character home located in a sought after Ensbury Park location within popular school catchments and easy reach of Bournemouth Town Centre. The property offers flexible living accommodation and further benefits from a conservatory, off road parking and detached studio annex. The property offers an ideal family home or investment opportunity and is offered for sale with no forward chain.

On entering the property a hallway leads into a living room/ground floor bedroom overlooking the front aspect. A further living/dining room leads into a conservatory and separate kitchen offering a range of fitted floor and wall mounted units.

Situated on the first floor are three bedrooms one of which is served by a modern fitted en suite shower room. A family bathroom completes the accommodation.

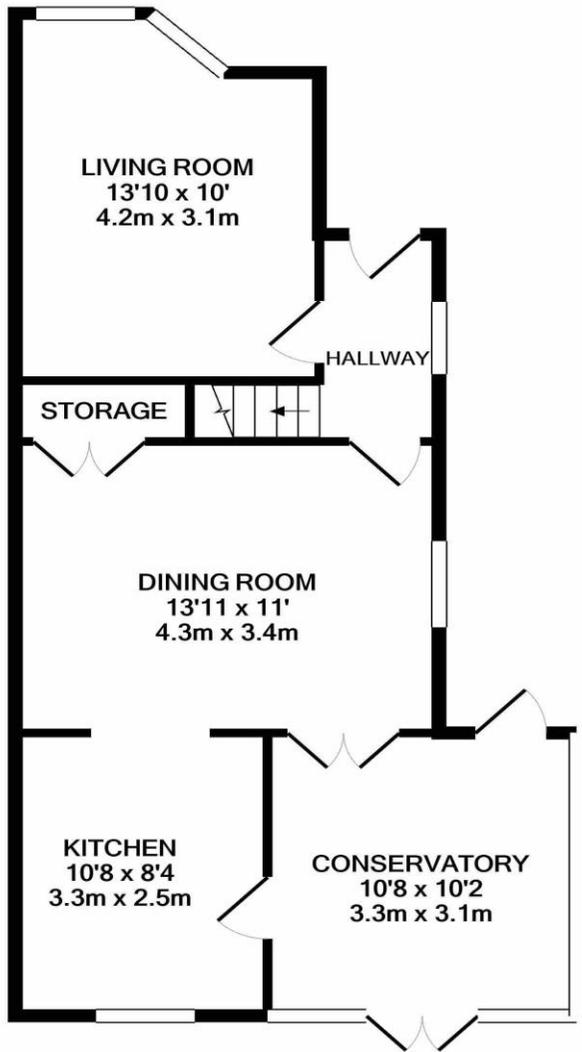
Situated in the rear garden the property features a detached annex comprising an open plan living/studio area, modern fitted kitchen and shower room whilst benefitting from gas central heating and its own power supply. The rear garden also features a summerhouse whilst to the front there is off road parking.



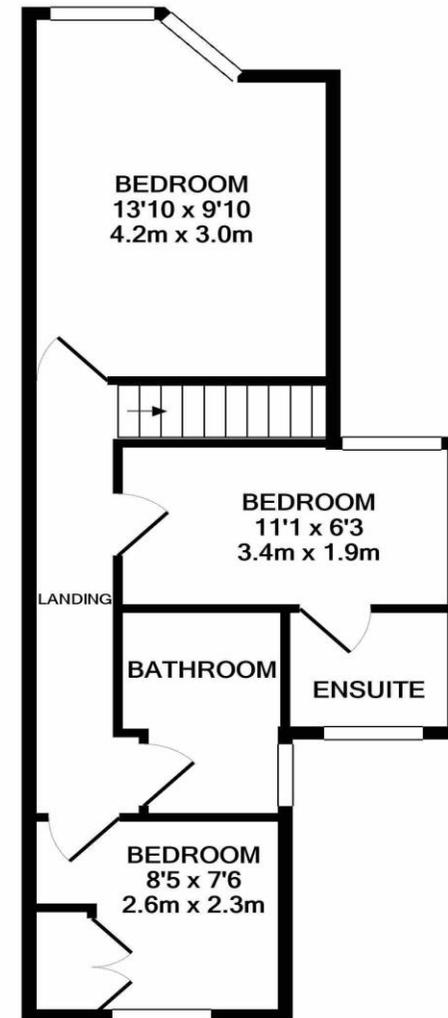
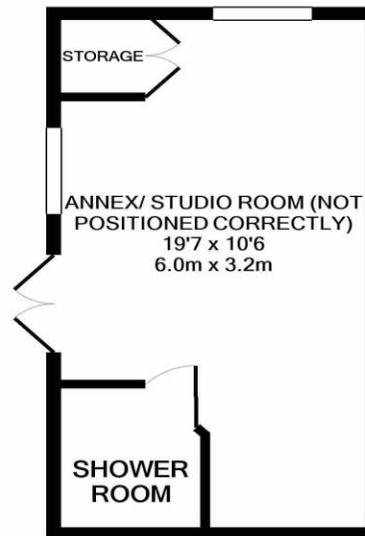
**COUNCIL TAX BAND: C**

**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



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1131 SQ.FT. (105.1 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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