



**HEARNES**

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**Claremont Road, Bournemouth**



# Claremont Road, Bournemouth

## FREEHOLD PRICE £425,000

An impressive four bedroom semi-detached character home located in a sought after residential location within popular school catchments and easy reach of Bournemouth Town Centre and main transport links. The property has been superbly maintained and updated by the current owners and benefits from two large reception rooms, kitchen/breakfast room, two modern bath/shower rooms and an integral garage.

On entering the property a welcoming entrance hall leads to a spacious living room overlooking and providing access to the rear garden. A separate reception room is located to the front of the property. A modern fitted kitchen/breakfast room offers ample space for a table and chairs, further access to the rear garden, integral garage access along with a comprehensive range of floor and wall mounted units.

Situated on the first floor are four bedrooms all of which are generous in size. Completing the accommodation is a luxury shower room and separate family bathroom.

Externally the property features a private rear garden being mainly laid to lawn with a patio seating area adjoining the rear of the property. To the front a tarmacadam driveway provides ample off road parking and leads to a garage.

**COUNCIL TAX BAND: C**

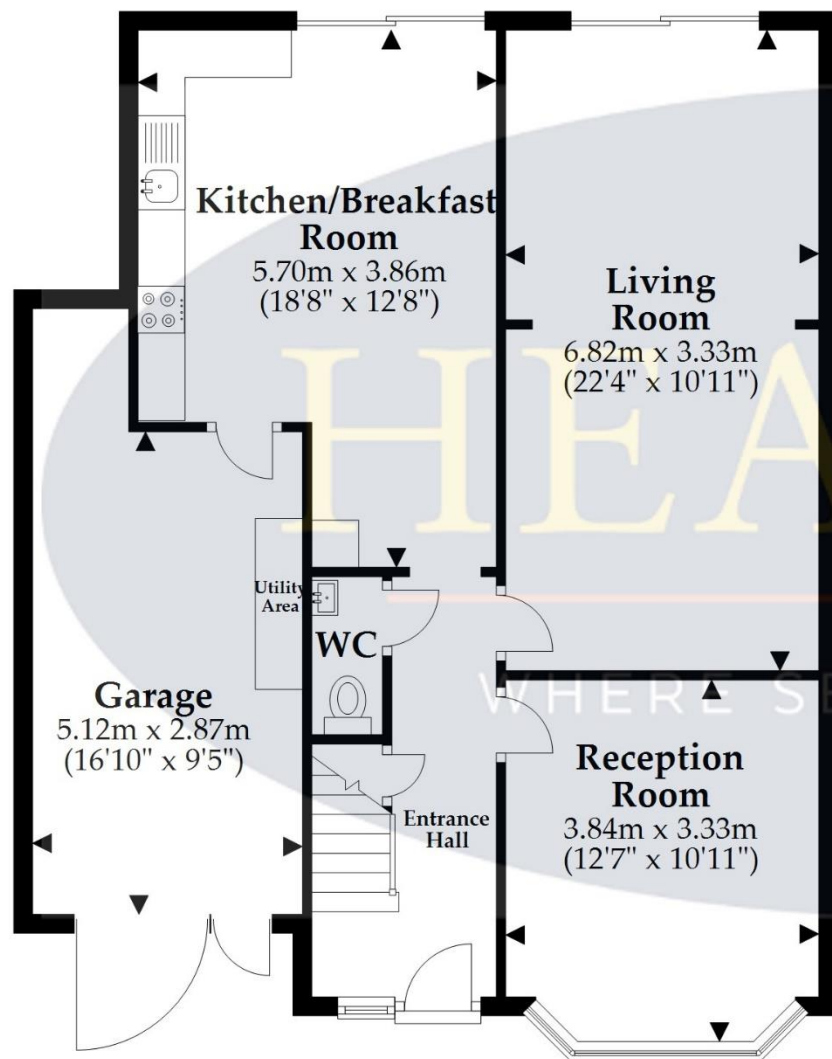
**EPC RATING: C**

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.



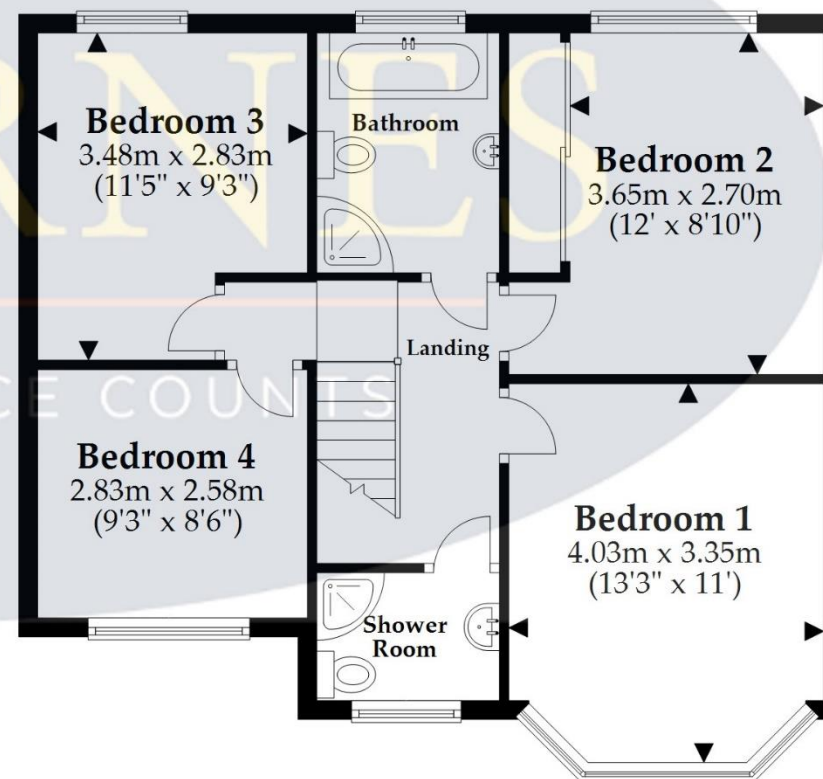
## Ground Floor

Approx. 80.3 sq. metres (864.4 sq. feet)



## First Floor

Approx. 57.0 sq. metres (613.0 sq. feet)



Total area: approx. 137.3 sq. metres (1477.4 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



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