



**HEARNES**  
WHERE SERVICE COUNTS

A beautifully presented semi-detached home situated within a most sought after location. Just moments from Bournemouth Gardens, the property is a short walk from Westbourne and Bournemouth, both offering a range of shops, bars and restaurants along with the award winning sandy beaches.

On entering the property a spacious hallway gives access to all ground floor accommodation and stairs rising to the first floor. There is a large, dual aspect living room to the rear with French doors giving access to the rear garden. A second reception is located to the front of the property and makes an ideal dining room, study or snug. The kitchen is fitted with a range of modern base and eye level units, with integrated double ovens, hob and dishwasher. Completing the ground floor accommodation is a WC and wash basin.

On the first floor there is access to three bedrooms and a bathroom. The master bedroom is a large double with fitted wardrobes and access to an en-suite fitted with shower enclosure, WC and wash basin. Bedroom two is another double room whilst bedroom three is a smaller double benefitting from a range of fitted wardrobes. The family bathroom is fitted with a modern suite comprising bath, WC and wash basin.

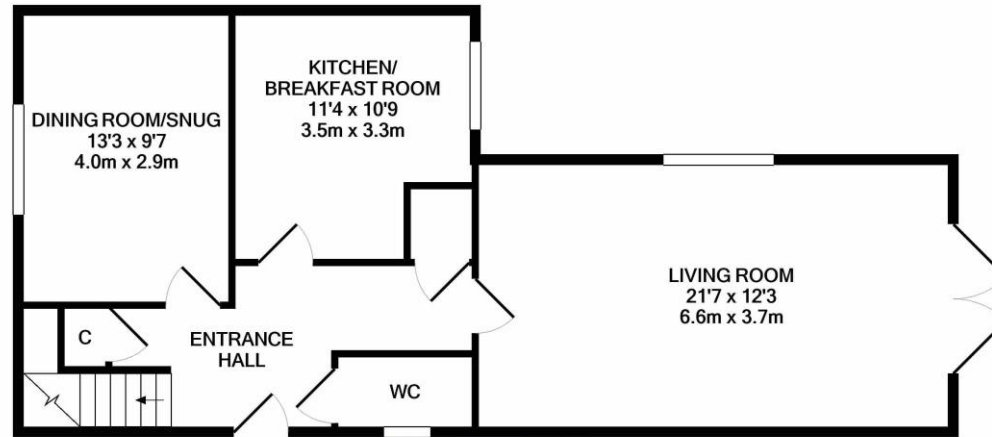
To the rear of the house there is a large, sunny aspect garden with patio area adjoining the house and a level lawn, the garden offers high degree of privacy. To the front of the property there is driveway parking for a number of vehicles.

EPC Rating - C

Council Tax Band - E

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 1367 SQ.FT. (127.0 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

Made with Metropix ©2021

