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FOR SALE
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WHERE SERVICE COUNTS

**Priory View Road
Bournemouth, Dorset BH9 3JJ**

FREEHOLD PRICE

£385,000

“A well presented family home with a 50ft south facing garden on a good size corner plot”

This superbly positioned and generous size three bedroom, two reception room detached family home has a 50ft south facing rear garden and driveway occupying a good sized corner plot in a popular and convenient location.

The property comes to the market for the first time in circa 28 years. Over the years the property has had a number of improvements and an early viewing is strongly recommended.

- **Three bedroom, two reception room detached family home**

Ground floor:

- 15ft **Entrance hall**
- Generous size **lounge** with living flame coal effect gas fire and double glazed bay window to the front aspect
- Separate good size **dining room** with French doors leading out into the rear garden
- Dual aspect refitted modern **kitchen** incorporating roll top worksurfaces, base and wall units, integrated oven, hob and extractor, integrated fridge, freezer and washing machine, wall mounted gas fire boiler, double glazed door leading out to the garden

First floor:

- **Family bathroom** finished in a white suite to incorporate panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC, fully tiled walls
- **Bedroom one** is a good size double bedroom
- **Bedroom two** is also a generous size double bedroom
- **Bedroom three** is a good size single bedroom

Outside:

- The **rear garden** has a maximum overall measurement of 50ft x 25ft
- Extending the full width of the property there is a good sized paved **patio area**. Located on one side of the property there is a side gate opening onto the front garden, on the opposite side of the property there is a shed and double wooden gates
- The main area of garden is predominantly laid to lawn and bordered by well stocked flower beds. The garden is fully enclosed
- A **front driveway** provides off road parking for approximately 2 vehicles and there is a good size area of front lawn which continues round to join a gravelled area
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired central heating system

Castlepoint shopping centre is located approximately 1 mile away. Bournemouth town centre is located approximately 3.5 miles away.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 4 miles away.

COUNCIL TAX BAND: D

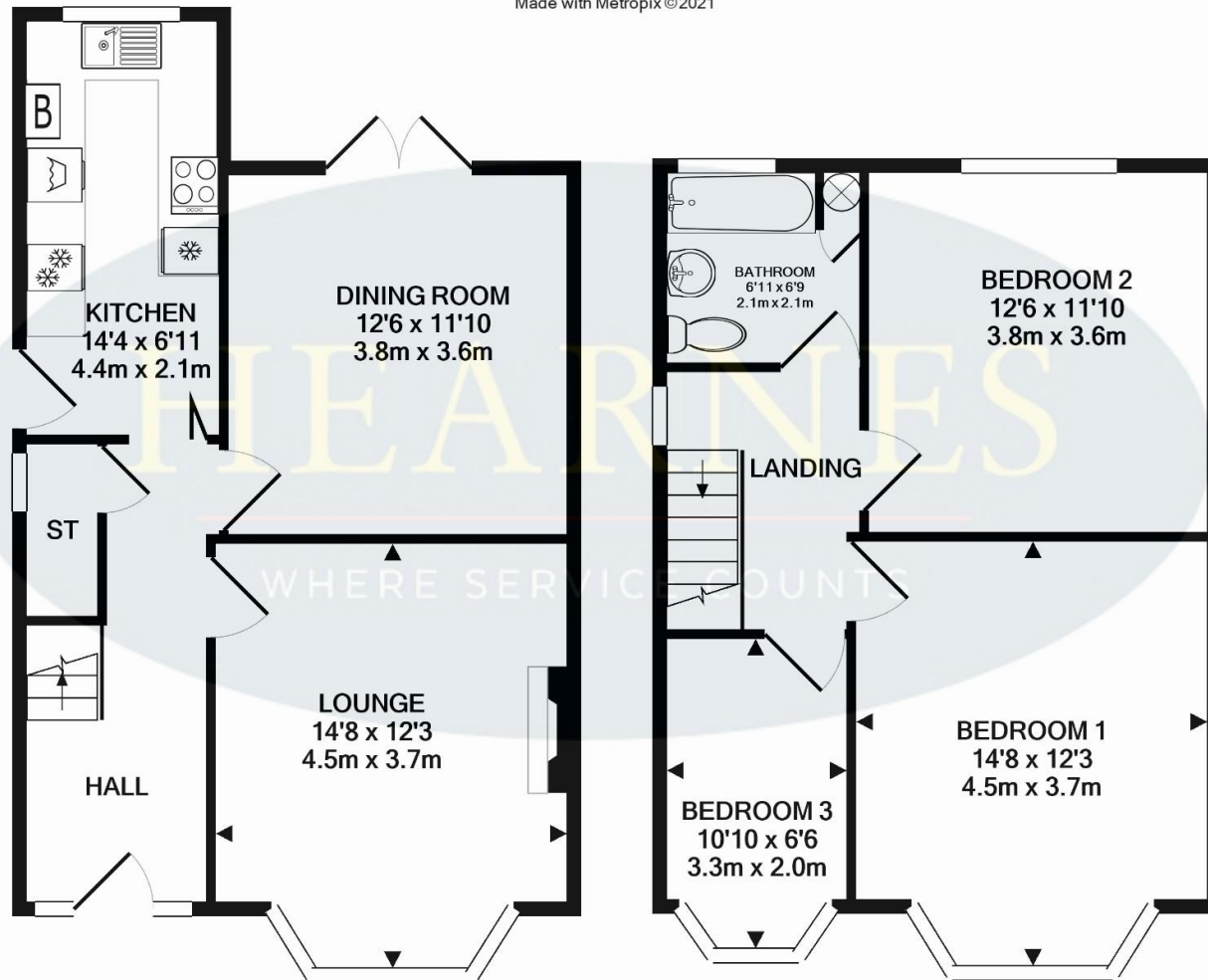
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1006 SQ.FT. (93.5 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141
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