



HEARNES

WHERE SERVICE COUNTS

**Bearwood
Bournemouth, Dorset, BH11 9TA**

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FREEHOLD PRICE: OFFERS OVER £250,000

A well-proportioned and extended two double bedroom mid-terrace home with a south facing garden with parking at the rear of the property and recently refurbished shower room.

- Entrance porch with wall mounted boiler, tiled flooring and plumbing for washing machine
- Generous size extended sitting room/diner with double glazed patio doors opening onto the south facing garden
- The kitchen is finished in a range of white units with a complementary worktop including a free-standing oven and space for fridge freezer
- Landing with loft hatch
- Two double bedrooms, both with fitted wardrobes and large windows allowing plenty of light
- Recently fitted shower room with heated towel rail, wash hand basin set in a vanity unit, back lit mirror and WC
- Outside: The south facing garden has a surrounding fence with access from the rear and offers a patio that enjoys the sun in the evening

Viscount Walk is a sought-after location situated in Bearwood with local amenities including a community centre, Co-op stores and pharmacy and wonderful retail park close by on Ringwood Road. The town of Bournemouth with its award-winning sandy beaches and Bournemouth International Airport are both approximately 6 miles away.

EPC RATING: C COUNCIL TAX BAND: B

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





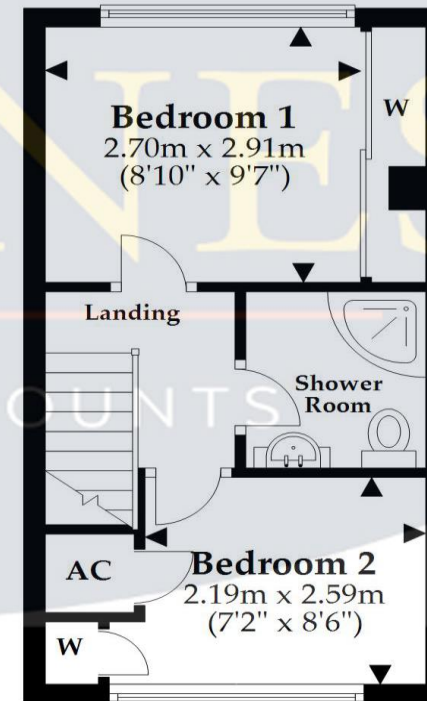
Ground Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



First Floor

Approx. 24.4 sq. metres (263.0 sq. feet)



Total area: approx. 61.8 sq. metres (664.7 sq. feet)

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



