



**Bearwood  
Bournemouth, Dorset, BH11 9RG**

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## FREEHOLD PRICE: £450,000

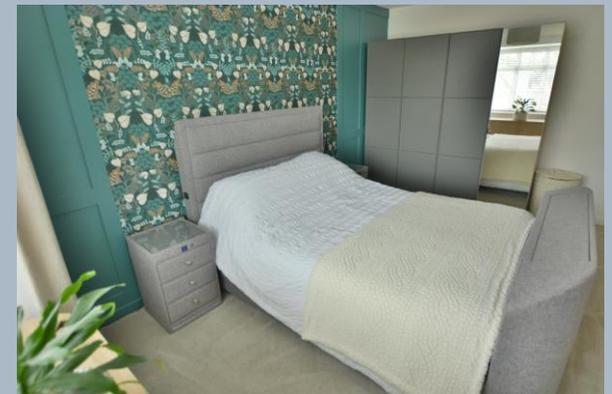
A well-proportioned two/three bedroom refurbished detached bungalow set on an elevated plot with large two timber out building, private garden, garage, carport and parking for several cars situated in a quiet cul de sac location.

- Entrance porch leading to a generous size entrance hall with extra storage cupboards
- Dual aspect living/dining room with sliding patio doors opening onto covered area ideal for al fresco dining
- The kitchen is finished in a range of matt grey units with complementary worktops, built in fan oven/air fryer, gas hob and extractor hood over, 4in1 filtered boiling tap, space for washing machine, dishwasher and American fridge freezer
- Two double bedrooms both with bay windows
- Family bathroom with electric shower over the bath, pedestal wash hand basin, storage cupboards and WC
- Off road parking for camper van and several cars. The carport is approximately 20' long and provides access to the garage which has power and light
- Landscaped rear garden with two storey timber outbuilding with power and light that offers an undercover dining area on the ground floor and partial under cover open plan family area on the upper floor

Hull Crescent is a cul de sac location in Bearwood with local amenities including 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.

COUNCIL TAX BAND: D EPC RATING: D

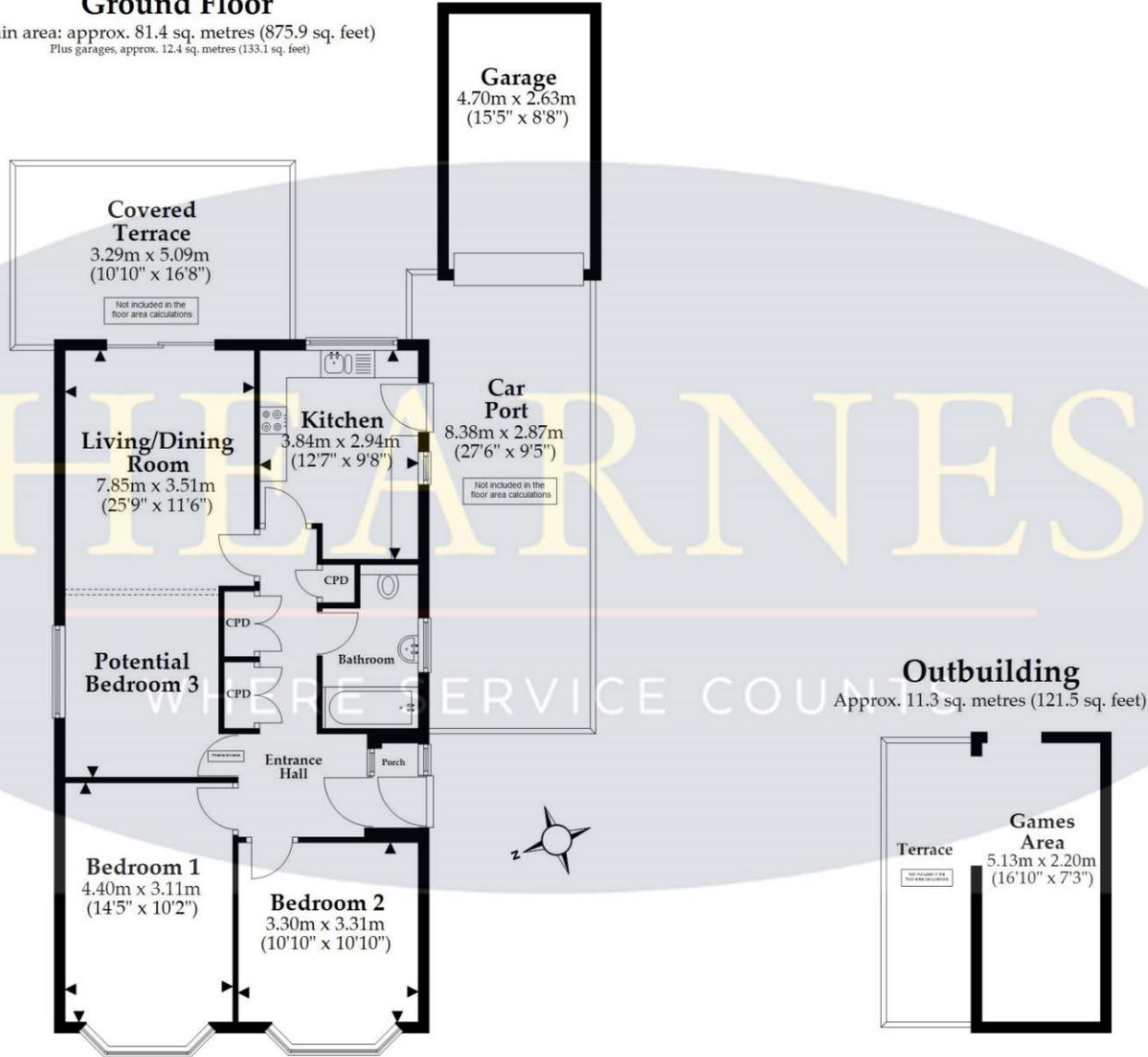
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

Main area: approx. 81.4 sq. metres (875.9 sq. feet)  
Plus garages, approx. 12.4 sq. metres (133.1 sq. feet)



Main area: Approx. 92.7 sq. metres (997.4 sq. feet)  
Plus garages, approx. 12.4 sq. metres (133.1 sq. feet)

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





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