



HEARNES

WHERE SERVICE COUNTS

King John Avenue, Bearwood
Bournemouth, Dorset, BH11 9RW

FREEHOLD PRICE

£295,000

“A deceptively spacious detached bungalow with a 60ft west facing garden and no onward chain”

This deceptively spacious and well-presented two double bedroom detached bungalow has a 60ft private and west facing rear garden, a single garage and generous off-road parking. Situated in a popular and convenient location within Bearwood and offered with no onward chain.

- **Entrance hall** with a coat/storage cupboard
- 17ft **Lounge** with a double glazed window to the front aspect and a serving hatch through to the kitchen
- **Kitchen** with a good range of base and wall units, ample work surfaces, recess for a cooker, recess for a fridge, a serving hatch through to the lounge, a double glazed window to the side aspect and a double glazed door leading out to the side driveway
- Inner hallway with a cupboard housing the boiler
- **Two double bedrooms** both with double glazed French doors leading out to the rear garden, whilst one of the rooms has a walk in wardrobe
- **Family bathroom** finished in a white suite incorporating a panelled bath with a shower over, pedestal wash hand basin, wc and fully tiled walls
- **Rear garden** which is without doubt a superb feature of the property as it faces a **westerly aspect**, offers an excellent degree of seclusion, measures approximately 60ft x 35ft, is predominantly laid to lawn and is fully enclosed. Within the garden there is a newly constructed summer house with light and power surrounded by a covered decked veranda. Side gates are located on either side of the property
- A newly resurfaced driveway providing **off-road parking** for three to four vehicles, which in turn leads up to a single garage
- **Single garage** with plumbing for a washing machine, a metal up and over door and a rear personal door
- Further benefits include double glazing, UPVC fascias and soffits and a gas-fired central heating system
- Offered with **no onward chain**

There are a small selection of amenities on King John Avenue in Bearwood less than ½ a mile away. The market town of Wimborne is approximately 4 miles away and Ferndown offers an excellent range of facilities with the town centre approximately 3.5 miles away.

COUNCIL TAX BAND: C

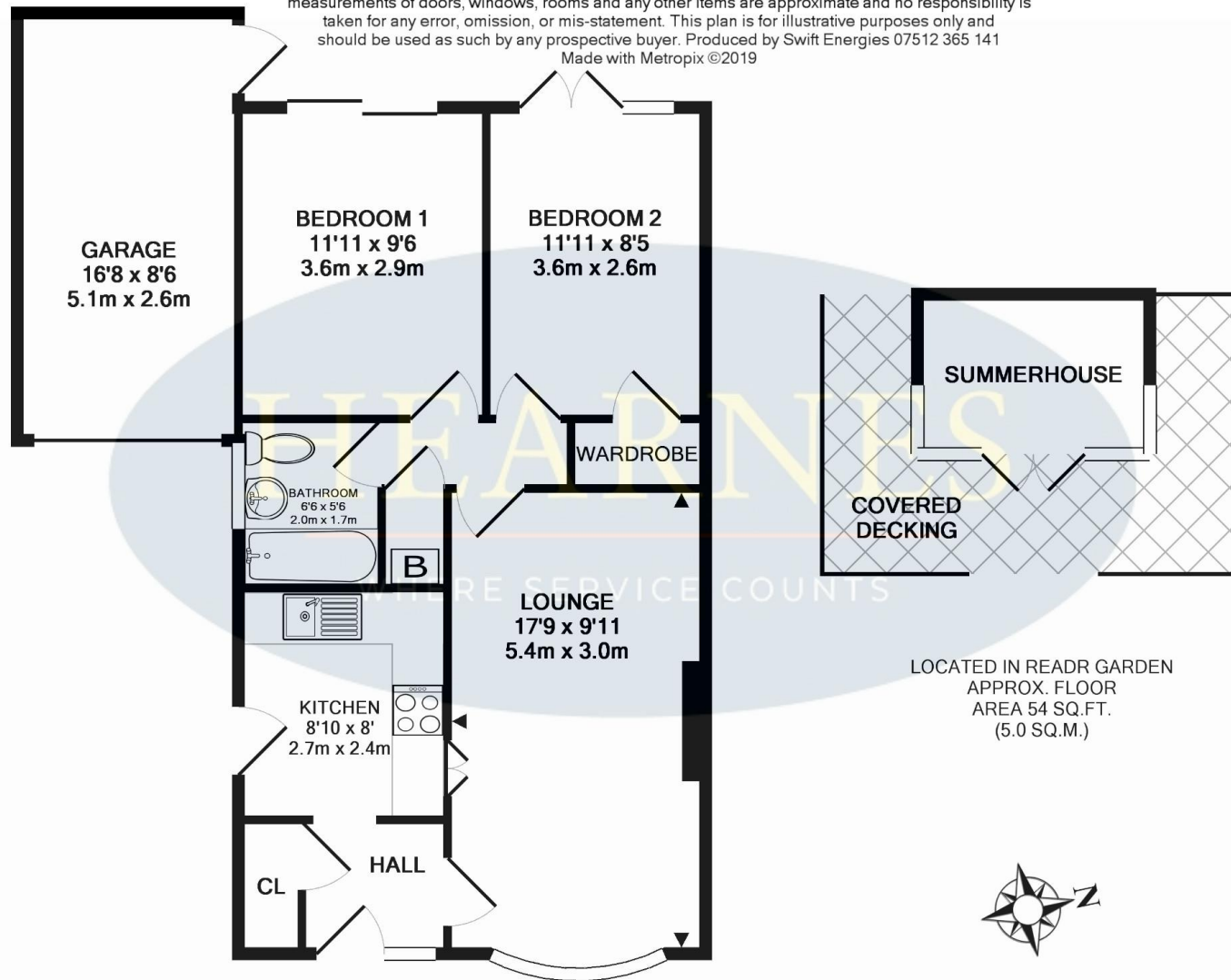
EPC RATING: D

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.



TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.6 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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GROUND FLOOR
APPROX. FLOOR
AREA 716 SQ.FT.
(66.5 SQ.M.)

LOCATED IN REAR GARDEN
APPROX. FLOOR
AREA 54 SQ.FT.
(5.0 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

