



**HEARNES**

WHERE SERVICE COUNTS

**Plantagenet Crescent, Bearwood  
Bournemouth, Dorset BH11 9PJ**



# FREEHOLD PRICE

## £280,000

***“Discreetly positioned family home on a large and private plot”***

A modern and well-presented three bedroom semi-detached house with off road parking and a larger than average 55ft x 45ft wrap around garden. Tucked away in a pleasant spot whilst being close to the local amenities.

- **Three bedrooms**, built in wardrobes to bedrooms one and two
- Modern **family bathroom**. Bath with overhead shower, vanity unit with built-in wash hand basin and WC with part-tiled walls
- **Lounge** leading through to **kitchen/dining room** which incorporates a range of units, freestanding double oven with four ring gas hob with overhead extractor, tall standing fridge/freezer, dishwasher and washing machine. Double glazed door lead out to the rear garden
- West facing wrap around **garden** to side and rear measuring approximately 50ft x 45ft enjoying a patio area, planted borders with the remainder laid to lawn
- **Off road parking**
- Further benefits include **double glazing** and a **gas fired central heating system**

There is a small selection of nearby amenities which are approximately 500 metres away. Ferndown offers a range of cafés, restaurants, leisure and recreational facilities located approximately 4 miles away. The market town of Wimborne is approximately 6 miles away.

**COUNCIL TAX BAND: C**

**EPC RATING: C**

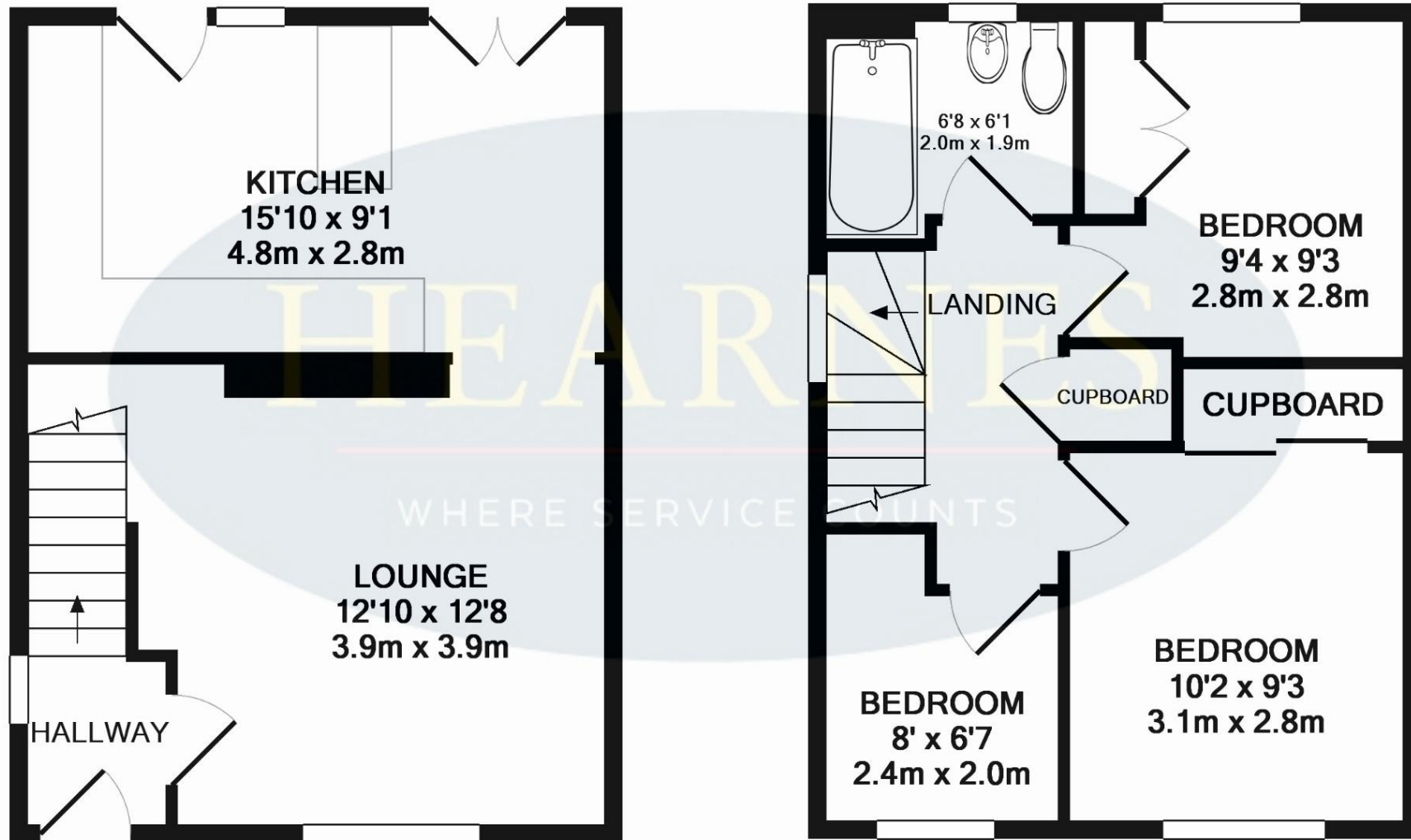
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 679 SQ.FT. (63.1 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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390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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