

FOR SALE

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**Bearwood
Bournemouth, Dorset, BH11 9GD**

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FREEHOLD PRICE: Offers over £360,000

An immaculately presented three double bedroom town house offering over 1,000 sq ft of accommodation over three floors with a generous size lounge/diner, two bathrooms and a good size garden with two parking spaces and a car port. This property is surrounded by SANG land providing countryside walks from the doorstep.

- Entrance hall with door to cloakroom
- Kitchen finished in a range of matt grey units with complementary worktops, a built under oven, 4 ring gas hob, integrated fridge freezer, dishwasher and washing machine
- Generous size dual aspect lounge/diner with double glazed French doors opening onto the patio and under stairs storage
- Cloakroom with pedestal wash hand basin and WC
- Two generous size first floor double bedrooms, both dual aspect and space for free standing wardrobes
- Jack and Jill family bathroom with shower over the bath, pedestal wash hand basin and WC
- Main bedroom occupies the entire top floor and includes a range of fitted wardrobes, storage cupboard and dressing area
- Outside: this home is set on the edge of the development and is within walking distance of a local gymnasium and enjoys walks from the doorstep across the SANG land

This property is situated in the semi-rural location of Canford Paddock, opposite protected natural green space with river walks along the nearby River Stour. The market town of Wimborne Minster is approximately 3.5 miles away with an abundance of cafes, restaurants and local independent shops. Bournemouth and Poole are within easy reach with activities for all the family to enjoy.

COUNCIL TAX BAND: D EPC RATING: B

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.

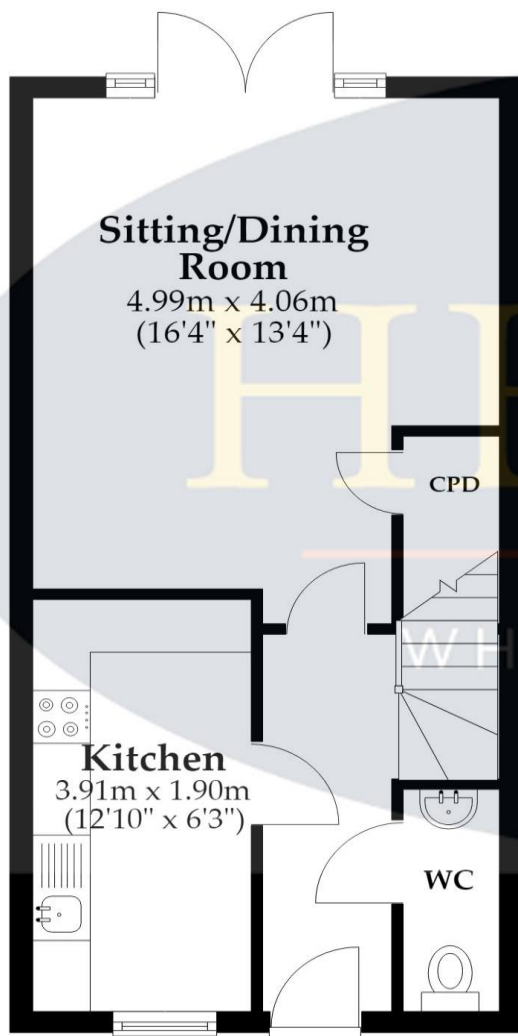




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

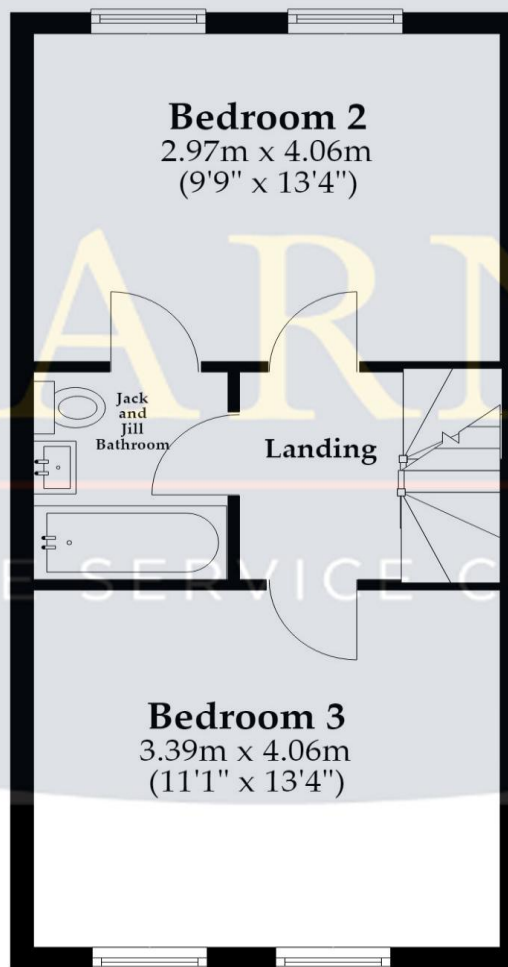
Ground Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



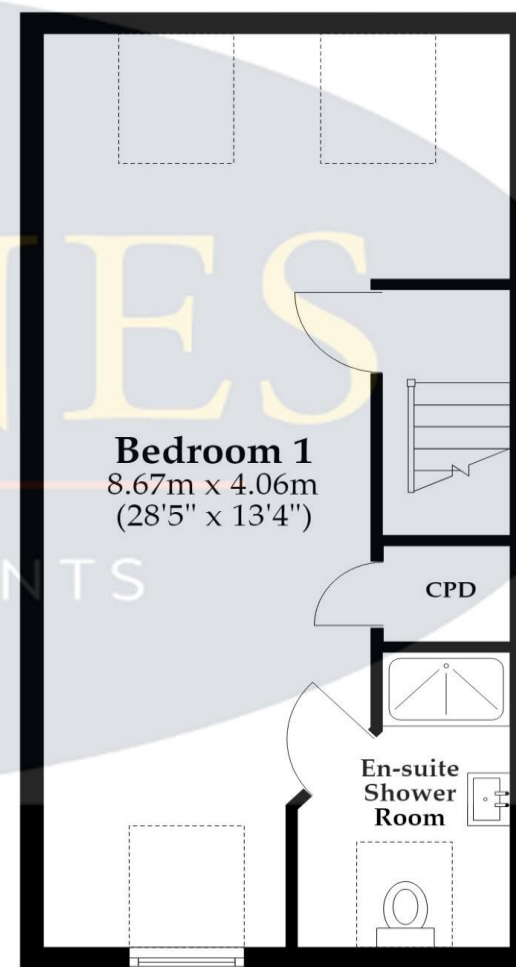
First Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



Second Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 105.0 sq. metres (1130.4 sq. feet)

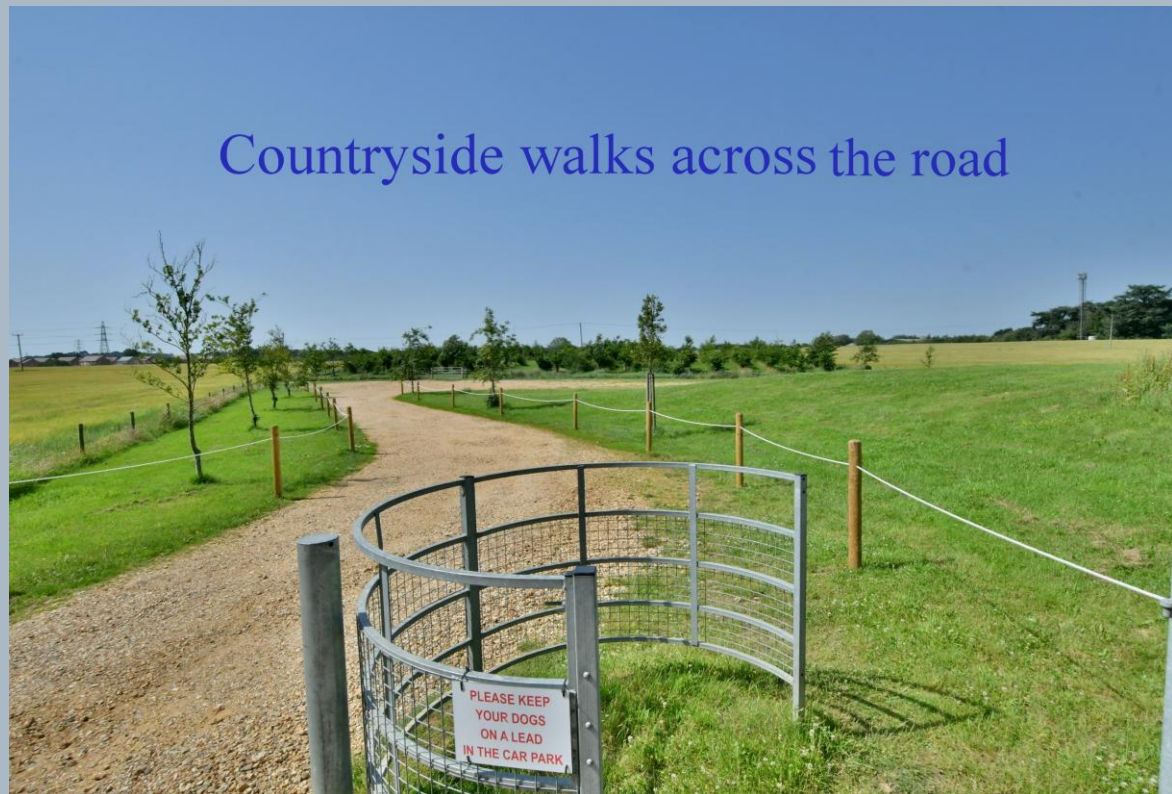
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



Countryside walks across the road



Countryside walks across the road





www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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