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**Bearwood
Bournemouth, Dorset**

Charter Road, Bearwood, Bournemouth, Dorset

FREEHOLD GUIDE PRICE: £465,000 - £470,000

A well presented, extended three double bedroom detached family home with a spacious kitchen, garage, fully insulated home office/games room and landscaped garden overlooking a Copse.

- Entrance hall with double doors opening into the sitting room
- Cloakroom with wash hand basin set in a vanity unit and low level flush WC
- Spacious kitchen/diner with tiled floor and a vaulted ceiling finished with a range of light grey units with complementary wooden worktops, an integrated oven with gas hob and chimney style extractor hood, integrated fridge freezer and built in microwave, integrated dishwasher and washing machine, double glazed French doors opening onto patio
- Generous size dual aspect sitting room with laminate flooring and feature fireplace
- Ground floor bedroom also with laminate flooring and double glazed sliding door opening onto patio
- The remaining bedrooms are on the first floor with large main bedroom, fitted wardrobe and en suite shower room with shower cubicle, wash hand basin set in vanity unit and WC. The second double bedroom offers garden views
- The property is set back from the road with a large paved driveway and parking for four cars, access to garage with electric up and over door
- Landscaped rear garden with split level patio and large seating area and separate dining area. The remainder of the garden includes a wide range of mature shrubs
- The current owners have re-landscaped the garden using high quality materials, such as porcelain tiled patio with tiled walkway to the fully insulated home office/ games room with WiFi connection and side storage and a low maintenance sunbathing terrace. The owner has commented that this work has cost in excess of £100,000

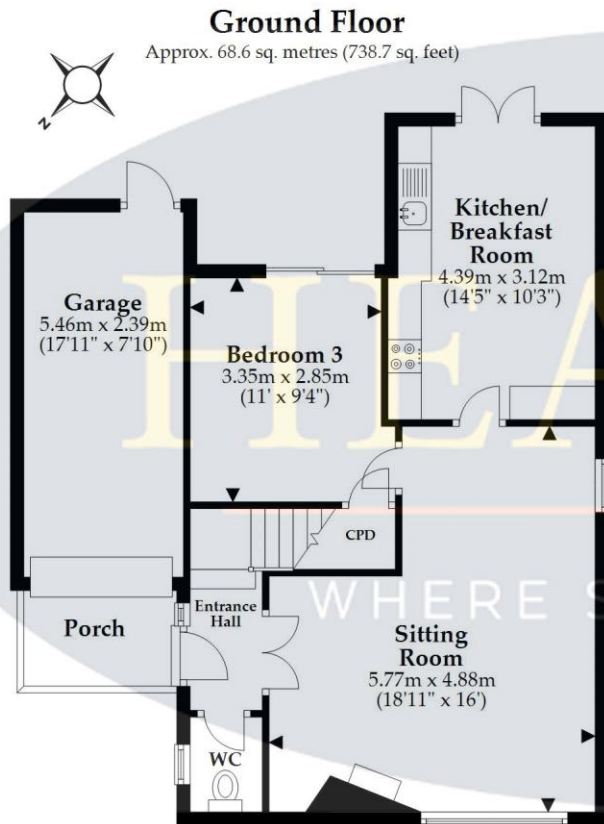
Charter Road is a popular residential road with local amenities and wonderful retail park close by on Ringwood Road. The town of Bournemouth with its award winning sandy beaches and Bournemouth International Airport are both approximately 6 miles away.

COUNCIL TAX BAND: D EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by 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.



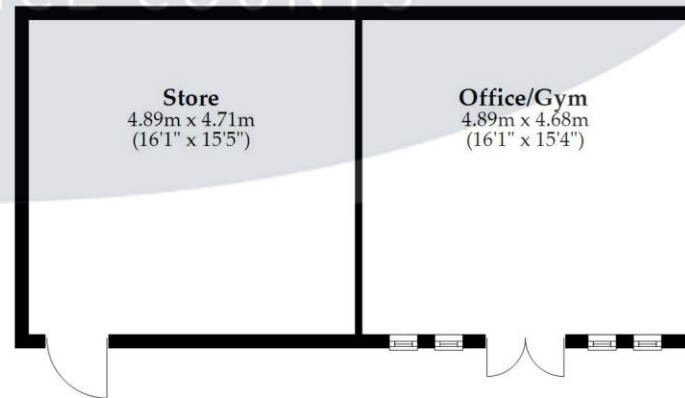




First Floor
Approx. 45.4 sq. metres (489.2 sq. feet)

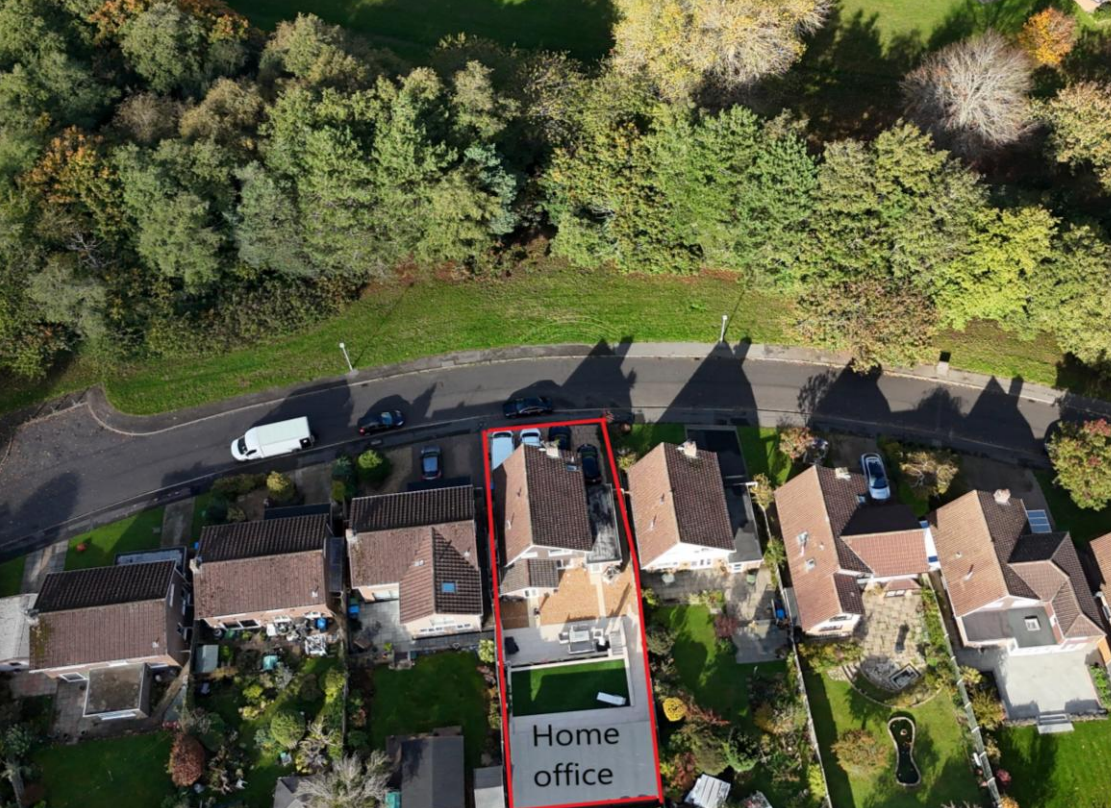


Outbuilding
Approx. 46.4 sq. metres (499.3 sq. feet)



Total area: approx. 160.5 sq. metres (1727.1 sq. feet)
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





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