



184 Viscount Walk, Bearwood, Bournemouth, BH11 9TJ



A beautifully presented 2 bedroom house with a secluded garden situated at the end of a cul-de-sac lying close to protected heathland.

- End of terrace house
- 2 bedrooms
- Open plan sitting/dining room
- Modern kitchen
- 4 piece bathroom
- Secluded garden
- Close to schooling & amenities
- Double glazed
- Gas fired central heating
- Large timber shed
- Viewing recommended

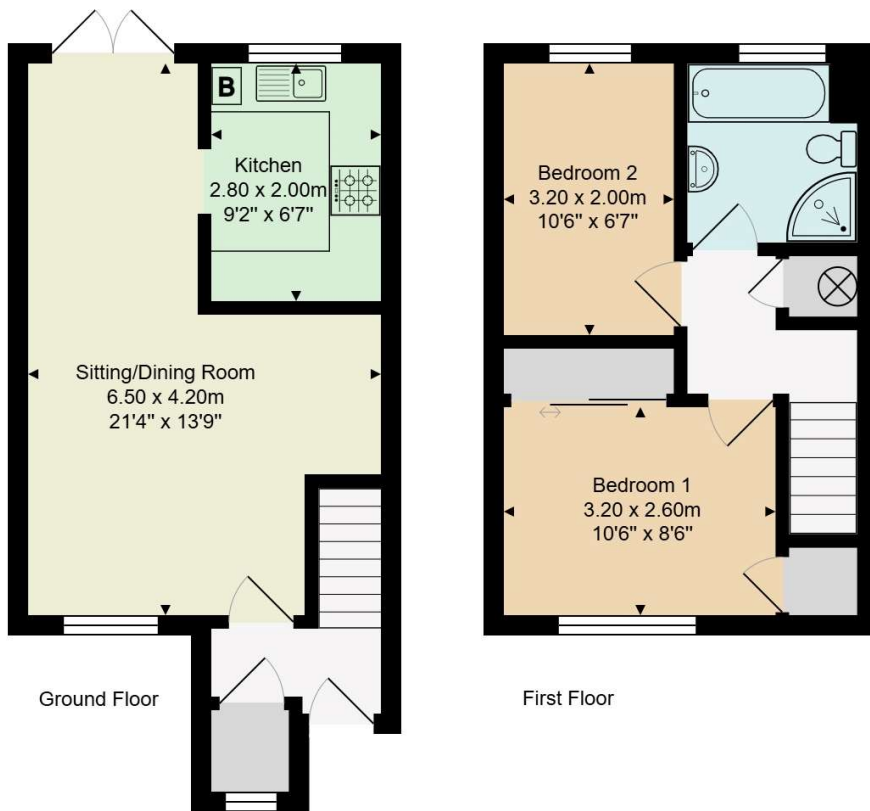
ASKING PRICE:

£310,000 (freehold)

EPC RATING:

Band - tbc





All measurements are approximate and for display purposes only.

LOCATION

The property is located at the end of a cul-de-sac in a popular residential area lying close to protected heathland, ideal for dog walkers together with Knighton Heath Golf Club. In Bearwood there are bus routes into Poole and Bournemouth, a primary school and a neighbourhood centre offering a range of shops and amenities. The local area is popular for its convenient location, lying between Poole, Bournemouth and Wimborne whilst being on the edge of heathland and Canford Park Sang.

THE PROPERTY

The property is an end of terrace house that is well presented and maintained throughout.

The accommodation briefly comprises; an entrance hall with stairs rising to the first floor and a fitted cupboard.

The open plan sitting/dining has a dual aspect with a window to the front and double doors leading out to the garden. An archway connects to the kitchen. The kitchen has been recently refurbished and offers a range of matching base and eye level units with a fitted oven and hob. There is a concealed gas fired boiler, and space for a fridge/freezer, washing machine and slimline dishwasher.

Upstairs on the landing is a fitted airing cupboard. There are two bedrooms, bedroom 1 has a fitted cupboard and wardrobes.

The bathroom is part tiled and has a 4 piece suite with a bath, shower, wc and wash basin.

OUTSIDE

The front garden is laid to planted borders. The rear garden is a real feature of the property with a brick paved patio along the rear of the house. The garden is laid to artificial grass bound by well stocked planed borders. At the rear of the garden is timber shed and gazebo over a further patio. A gate leads to a residents parking area behind the house (not allocated).

ADDITIONAL INFORMATION

Council tax – B

Tenure – Freehold



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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