



44 PLANTAGENET CRESCENT, BEARWOOD, BOURNEMOUTH, DORSET, BH11 9PJ  
**£290,000 FREEHOLD**

**A BEAUTIFULLY PRESENTED 2 BEDROOM TERRACED HOUSE WITH OFF ROAD PARKING FOR MULTIPLE VEHICLES AND A PRIVATE GARDEN, SET IN A CUL-DE-SAC LOCATION, IN THE POPULAR AREA OF BEARWOOD, ENJOYING EASY ACCESS TO THE MARKET TOWN OF WIMBORNE MINSTER AND THE COASTAL RESORTS OF POOLE AND BOURNEMOUTH.**

### **SUMMARY:**

Vendor's comment: 'One of the best things about the property is the friendly neighbourhood'.

This attractive modern property offers contemporary style open plan living on the ground floor, with a spacious lounge area (with a useful coats cupboard) leading to a modern, light and airy kitchen/dining room with access to the rear garden.

### **AT A GLANCE**

- Beautifully presented
- Private garden
- Off road parking for multiple vehicles
- 2 double bedrooms
- Contemporary style open plan living on the ground floor





### DESCRIPTION:

The two double bedrooms upstairs benefit from ample cupboard space, and there is a modern bathroom.

Outside, there is a spacious driveway providing off road parking in front of the house. The rear garden is an impressive feature, being enclosed and private, with a large timber sun deck off the kitchen, a long lawn, a central tree and a picket fence leading to a further area of garden with a wooded backdrop.

### LOCATION:

Bearwood offers local shops, a Co-op supermarket, a primary school/nursery, a doctors' surgery and local bus services. The coastal towns of Poole and Bournemouth, both of which offer mainline rail links to London Waterloo, are easily accessible, as is the market town of Wimborne Minster.

### COUNCIL TAX:

Band C



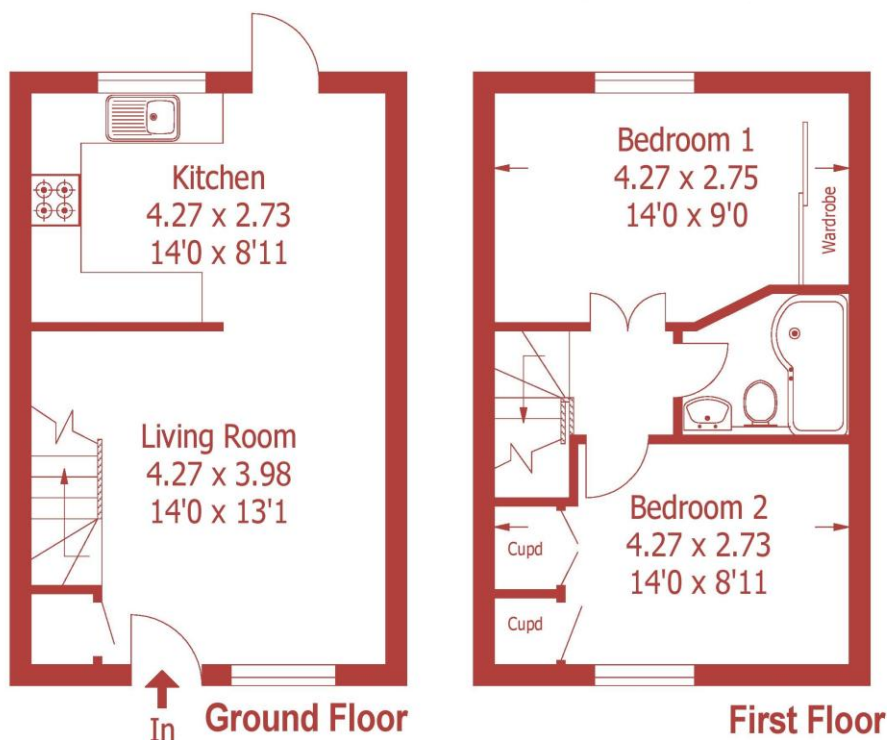


## DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit, into Gravel Hill. At the traffic lights, turn left into Queen Anne Drive, which becomes Magna Road. As you enter Bearwood, turn right into King John Avenue. Follow the road all the way to the T-junction at the end, and turn right into Knights Road. Turn right into King Richard Drive, and right into Plantaganet Crescent.



Approximate Gross Internal Area :- 59 sq mt / 639 sq ft



For identification purposes only, not to scale, do not scale  
Created using existing drawings and dimensions



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER:** Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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