



6 ROSS GARDENS, BEARWOOD, BOURNEMOUTH, DORSET, BH11 9UG  
£267,950 FREEHOLD

**A MODERN 2 BEDROOM MID-TERRACE TOWN HOUSE  
STANDING IN AN ELEVATED POSITION, ON THIS SMALL  
CUL-DE-SAC DEVELOPMENT, WITH FIRST FLOOR VIEWS  
ACROSS A LANDSCAPED PARKLAND AREA.**

**SUMMARY:**

The property benefits from gas central heating, solar tubular hot water panels to the roof (which solely heats the hot water), and sealed unit UPVC double glazed windows.



**AT A GLANCE**

- First floor views over a landscaped parkland area
- On a small cul-de-sac development
- Lounge
- Kitchen/breakfast room
- Private, enclosed rear garden



## DESCRIPTION:

A front door leads through to the entrance porch, with a door to the lounge which features a decorative fireplace with an electric fire. The kitchen/breakfast room has a range of kitchen units, worktops, appliance space and plumbing for washing machine and dishwasher, slot-in cooker space, space for upright fridge/freezer, wall mounted Glowworm gas boiler, and UPVC double glazed door to the rear garden.

From the lounge, an open-tread staircase leads to the first floor landing where there is access to roof space. Bedroom 1 has an airing cupboard and lovely views over a landscaped parkland area. There is a second bedroom and a family bathroom comprising a panelled bath (with Bristan electric shower fitment), wash hand basin, WC, and ladder rack style radiator.

Outside, there is an open plan front garden which is arranged as a shrubbery with many specimen plants. The private, enclosed rear garden is arranged for ease of maintenance with an artificial lawn, paved patio, raised stone flower beds, a timber garden shed (with power), and a rear garden gate gives access to a small, private no-through road to the



rear of the property which can provide residents' parking.

### LOCATION:

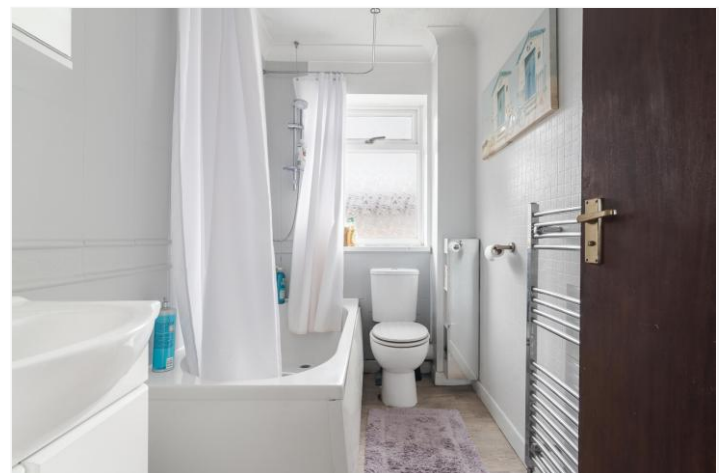
Bearwood offers local shops, a Co-op supermarket, a primary school/nursery, a doctors' surgery and local bus services. The coastal towns of Poole and Bournemouth, both of which offer mainline rail links to London Waterloo, are easily accessible, as is the market town of Wimborne Minster.

### COUNCIL TAX:

Band B

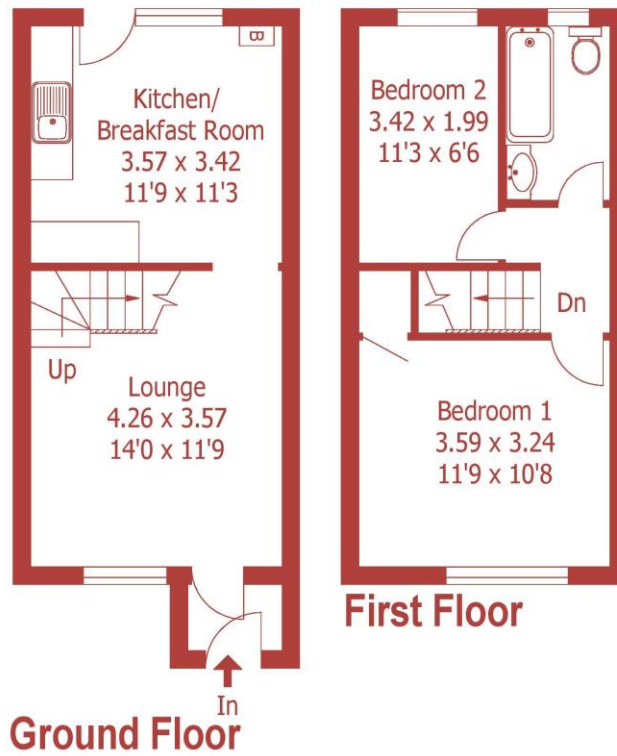
### DIRECTIONS:

From the Bear Cross roundabout, proceed towards Canford Magna and take the second turning on the left into King John Avenue. Proceed down King John Avenue and Viscount Walk can be found on the right hand side. Turn into Viscount Walk, and take the third cul-de-sac on the right into Ross Gardens, and number 6 can be found on the right hand side.





Approximate Gross Internal Area :- 57.5 sq mt / 618 sq ft



For identification purposes only, not to scale, do not scale

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		
69-80	C		76 C
55-68	D	65 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.

Wimborne | 01202 841171 | properties@christopherbatten.com

[christopherbatten.co.uk](http://christopherbatten.co.uk)

