



house & son

Somerley Road

Bournemouth, BH9 1EW

£330,000

- Three Bedrooms
- 26'7" Living/Dining Room
- Westerly Aspect Rear Garden
- Entrance Porch
- First Floor Bathroom
- Gas Central Heating
- UPVC Double Glazing
- No Forward Chain



HOUSE AND SON

House and Son are delighted to be able to offer for sale this detached house which is offered with no forward chain. The property offers spacious accommodation and potential to improve, benefits include 26'7" living/dining room (originally two reception rooms), separate kitchen, three first floor bedrooms, gas central heating, UPVC double glazing and westerly aspect rear garden. The property is situated in a much sought after residential area being within easy reach of local high street shops and facilities. Bournemouth town centre is a short drive away.

ENTRANCE

Brick and UPVC double glazed front porch, wooden front door to

ENTRANCE HALL

Leaded light window to front, radiator, two understair storage cupboard, picture rail.

KITCHEN

16' 0" x 9' 1" (4.88m x 2.77m)

16'0" x 6'5" widening to 9'1". One and quarter bowl single drainer sink unit inset roll top work surfaces with range of wooden fronted base units beneath, eye level oven, four ring gas hob with filter canopy above, further roll top work surfaces with additional base units and drawers, wall mounted matching glazed unit, space and plumbing for washing machine, space for fridge/freezer, wall mounted gas

fired boiler serving central heating and hot water, tiled splashback, UPVC double glazed windows overlooking rear garden and side, UPVC double glazed door to rear garden. Radiator.

LIVING/DINING ROOM

26' 7 into bay" x 11' 1" (8.1m x 3.38m)

UPVC double glazed bay window to front, picture rail, radiator, fireplace with inset electric fire. Arch to

DINING AREA

Radiator. Built in cupboard with shelves, exposed brick fireplace with matching plinth and wooden mantle. UPVC double glazed French doors to rear garden, picture rail.

STAIRS TO FIRST FLOOR LANDING

UPVC double glazed window to side.

BEDROOM ONE

14' 1 into bay" x 11' 0" (4.29m x 3.35m)

UPVC double glazed bay window to front, radiator, picture rail.

BEDROOM TWO

12' 7" x 11' 0" (3.84m x 3.35m)

UPVC double glazed window to rear, radiator, picture rail.

BEDROOM THREE

9' 9 into bay" x 6' 5" (2.97m x 1.96m)

UPVC double glazed bay window to front, picture rail.

BATHROOM

7' 11" x 6' 5" (2.41m x 1.96m)

Suite comprises panelled bath with mixer tap, pedestal wash hand basin, low level WC, part tiled walls, hatch to loft, radiator. UPVC double glazed frosted window to rear.

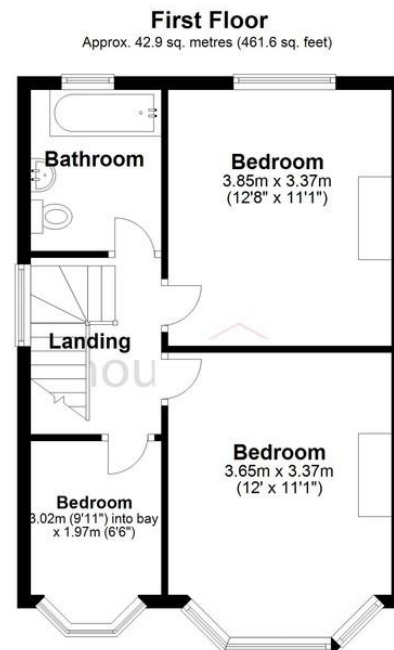
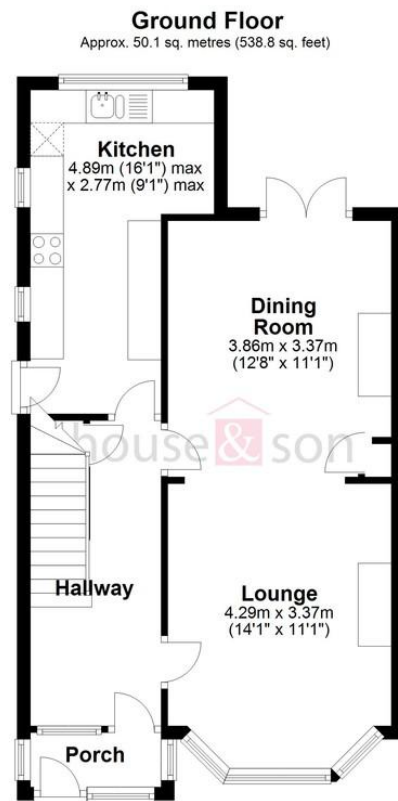
REAR GARDEN

Side gate leads to front, outside tap, patio area abuts property. The remainder being laid to lawn with various flower and shrubs, various trees, wooden pergola and timber shed. The garden is enclosed by timber fencing.

FRONT GARDEN

Brick boundary front wall, flower borders. Gate and path leading to front door.





Total area: approx. 92.9 sq. metres (1000.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

22 SOMERLEY ROAD BOURNEMOUTH BH9 1EW	Energy rating D
Valid until 29 March 2031	Certificate number 7007-3005-3297-6789-1204

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements