



Maclean Road, Bournemouth, Dorset

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Asking Price £325,000



Corbin & Co are delighted to offer for sale this secluded three bedroom semi-detached house which has an amazing rear garden with rear vehicle access. Set back from the road in a popular residential location in BH11, Bournemouth close with local amenities all close by. This home can be tailored to individual needs and is waiting for you to inject your individual taste as need cosmetic modernisation throughout.

The property is set back from the road with a pavement and large grass verge outside the property, mature hedging screens the property from the road with a gate leading to a pathway to the front door. The frontage is mainly laid to shingle with flower bed borders and gated access through to the rear garden.

Entering into the property a welcoming entrance hall greets you, stairs rise up to the first floor landing, there is a useful under stair storage cupboard, and a door leading through to the kitchen. Enjoying a dual aspect with a large window looking out over the frontage and a smaller window and door to the side aspect, the kitchen provides a range of matching storage cupboards with contrasting work surfaces over. There is ample space for a range of freestanding appliances. Just off of the kitchen a lobby has double doors out onto the garden and access to the ground floor WC.

At the rear of the property a light and airy lounge enjoys a picturesque outlook over the sizable rear garden, and has an archway leading through to the dining area, which also looks out over the garden.

On the first floor are three bedrooms all with built in wardrobes, serviced by a wet room style shower room. The main bedroom is a spacious double room looking out to the rear aspect, the second bedroom is also a double room looking out over the garden and the third bedroom is a generous sized single room looking out to the front aspect. The wet room style shower room has a wall mounted shower, hand basin and WC.

The stand out feature of the property has to be the stunning rear garden, enclosed by mature hedging which provides privacy and seclusion, mainly laid to lawn with a pond to one corner. The garden continues along the side of the property which is laid to paving, a flowerbed and timber summer house. There is gated access to the front.

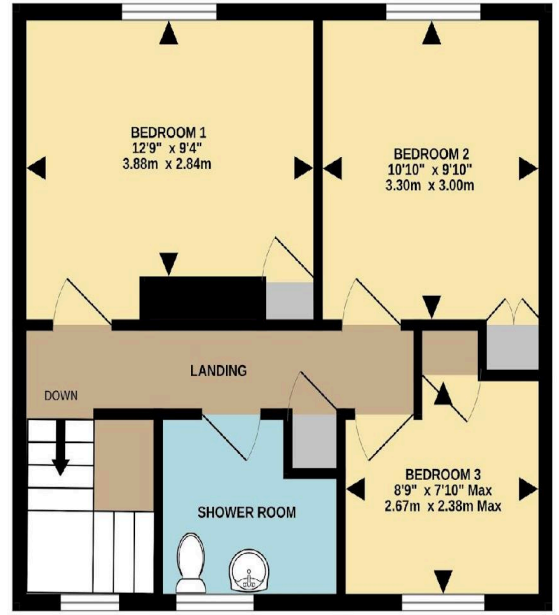
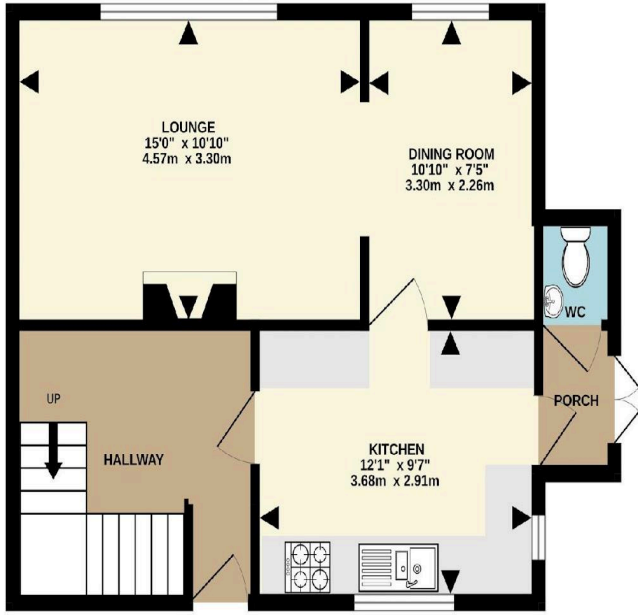
Another unique feature is that the property has rear vehicle access which is gated. To book an appointment to view please call us on 01202 519761.





GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

🕒 OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

☎️ 01202 519761

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