



Dowlands Road

Bournemouth, BH10 5LQ

Offers In Excess Of
£300,000

- No Forward Chain
- 100ft Frontage
- Three/Four Bedrooms
- Modernisation Required
- Dual Driveway and Garage
- Potential to Extend (stpp)
- Corner Plot
- Close to Schools and Shopping



HOUSE & SON

POTENTIAL, POTENTIAL, POTENTIAL... House & Son are delighted to be able to offer for sale this detached bungalow, occupying a private lawned garden plot offering a real potential to extend/loft conversion (stpp) with approximately 100ft frontage to this property. The accommodation is versatile with three/four bedrooms (please refer to bedroom two and floor plan). There is dual access to this property with driveway leading to garage (accessed from Green Lane). General updating required and is offered with vacant possession and no forward chain!

VERANDAH STYLE PORCH

Covered porch with tiled step.

ENTRANCE HALL

Wood block flooring. Radiator. Communicating hallway.

Access to loft.

LOUNGE/DINER

24' 3" x 11' 9" (7.39m x 3.58m)

Dual aspect with views over private enveloping gardens. Wood block flooring, wall light points, two radiators. TV aerial connection point. Fireplace surround with step up hearth display mantle.

KITCHEN

10' 7" x 7' 5" (3.23m x 2.26m)

Single bowl sink, drainer, mixer taps. Fitted range of eye level units, fitted range of base units incorporating drawers, roll top work surfaces. Part tiled walls. Four ring gas hob, under counter fridge and freezer. Space and plumbing for washing machine. Wall mounted boiler. UPVC double glazed door to side.

BEDROOM ONE

13' 0 into bay" x 11' 0" (3.96m x 3.35m)

Dual aspect, glazed bay window to front, further window with view over generous lawned garden. Radiator.

BEDROOM TWO

22' 3" x 9' 0 max" (6.78m x 2.74m)

Dual aspect. Potential for separation into further room. Two radiators.

Agent's note: Potential to sub-divide this room.

BEDROOM THREE

11' 3" x 9' 4" (3.43m x 2.84m)

Dual aspect. Airing cupboard immersion. Radiator.

BATHROOM

7' 7" x 5' 7" (2.31m x 1.7m)

Currently arranged as "wet room" with glazed shower enclosure, fitted electric shower, wash hand basin, low level WC, half tiled walls, heated towel rail, extractor fan.

OUTSIDE

A generous corner plot. Approximately 100ft frontage to Green Lane x 80ft max fronting to Dowlands Road. The plot is tapering.

DRIVEWAY

Driveway accessed from Dowlands Road, further second driveway access leading to single detached garage from Green Lane.

GARDENS

Boundary and fence enclosures. A generous private lawned garden. The garden is enveloping to the front and side.

AGENT'S NOTE

No warranties are implemented by either seller or House & Son with regards of potential to extend (stpp). Purchasers to make their own enquiries if this is a feature required prior to your commitment to purchase.

AGENT'S NOTE

The seller will not enter into any pre-application/planning applications.

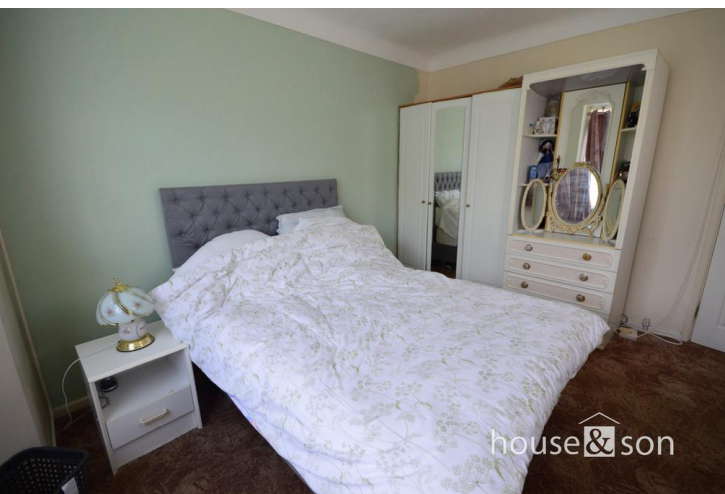
AGENT'S NOTE

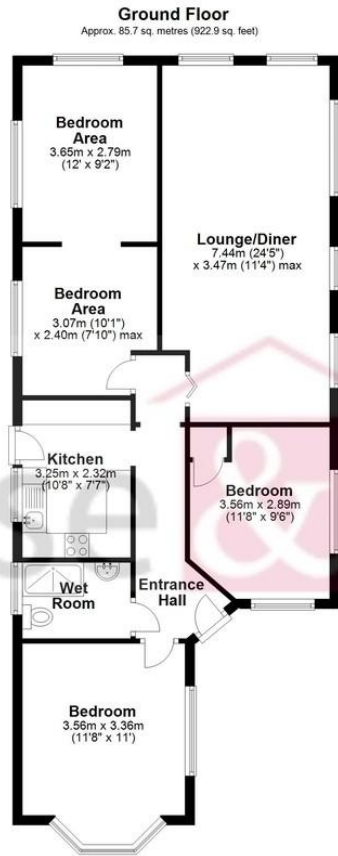
This property was underpinned in 1997, BCP Council building regulation certificate and further structural review conducted in June 2024 by the same original

surveyor/engineer as in 1997 and there is no further settlement noted. The June 2024 report is available to purchase, if this is required and admin fee is payable.

AGENT'S NOTE

The price can be exceeded. The seller's decision is final.





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 D

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

English | [Contact](#)

Energy performance certificate (EPC)

14, Overclay Road Bournemouth BH9 2HH	Energy rating D	Valid until 18 June 2024
	Certificate number	9899-2092-8022-2324-2641

Property type	Detached bungalow
Total floor area	85 square metres

OFFICE

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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