



house & son

Hull Way

Bournemouth, BH11 9RQ

£345,000

- Charming Detached Bungalow
- Two Double Bedrooms
- Lounge/Diner
- Conservatory
- Front and Rear Gardens
- Parking for Several Vehicles
- Carport and Garage
- Vacant Possession



HOUSE & SON

Charming Detached Bungalow in Prime Location.

Discover this spacious and well-maintained detached bungalow, perfectly situated in a generous plot with lush front and rear gardens. The inviting entrance hall leads to a bright living room and a modern kitchen, complemented by a cosy conservatory. Enjoy two comfortable double bedrooms and a contemporary shower room, with gas central heating and UPVC double glazing throughout.

Convenience is key, with a drive-to carport and detached garage. Located in a desirable residential area, this property offers easy access to local shops, amenities, and bus routes.

Bournemouth and Poole are just a short drive away, providing a wealth of attractions and amenities.

Bournemouth is renowned for its stunning seven-mile sandy beach, vibrant town centre, and lively arts scene, including theatres and galleries. Poole, with its picturesque harbour, offers excellent water sports, charming boutiques, and the famous Sandbanks Beach, one of the best beaches in the UK.

Enjoy this quiet setting but with the added benefit of urban convenience. Schedule a viewing today!

ENTRANCE

UPVC double glazed front door with obscure upper and lower panels, providing access into hallway.

HALLWAY

9' 10" x 3' 5" (3m x 1.04m)

Tiled flooring, cupboard housing electrical consumer unit, loft hatch with pull-down ladder.

LOUNGE DINING ROOM

UPVC double glazed French doors to the rear with borrowed light glazed units to the side, features stone fireplace. UPVC double glazed window to the side. Radiator.

KITCHEN

9' 10" x 8' 5 into door recess" (3m x 2.57m)

A continuation of the tiled flooring. Range of base units, complimenting wall mounted units, with space for freestanding appliances, wall mounted gas fired combination boiler. UPVC double glazed window to the side and UPVC double glazed door to the rear.

CONSERVATORY/ SUN ROOM

19' 5" x 8' 4" (5.92m x 2.54m)

Brick built sun lounge with UPVC double glazed windows to the rear and side, UPVC double glazed door to the side, UPVC glazed and pitched roof, tiled flooring, multiple socket points and wall mounted courtesy lights. Radiator.

SHOWER ROOM

White three piece suite comprising a shower cubicle, with glazed sliding doors, chrome t-bar shower, pedestal wash hand basin and low level WC. Fully tiled floors and walls. Heated towel rail, obscure UPVC double glazed window to the side and an airing cupboard.

BEDROOM ONE

14' 4" x 9' 1" (4.37m x 2.77m)

UPVC double glazed bay window to the front and radiator underneath. Range of fitted units including tall wardrobes, vanity unit, chest of drawers, overhead boxes and bedside tables.

BEDROOM TWO

9' 11" x 9' 5" (3.02m x 2.87m)

UPVC double glazed window to the front with a radiator underneath. Smooth plastered ceiling.

OUTSIDE FRONT

Boundary wall to front and side, enclosed established front gardens with a variety of flower bedding and the remainder laid to lawn, driveway to the side leading down to carport and a detached garage.

REAR GARDEN

A patio area abuts the rear of the property, with a generous sized garden which envelopes the property, mostly laid to lawn, but with a variety of established bedding around, and an allotment area to the rear with raised bedding planters, a timber shed, and further potting shed.

DETACHED GARAGE

A block built detached garage with tiled pitched roof, light and power. UPVC double glazed window and door to the side, further UPVC double glazed window to the rear, an up and over door.

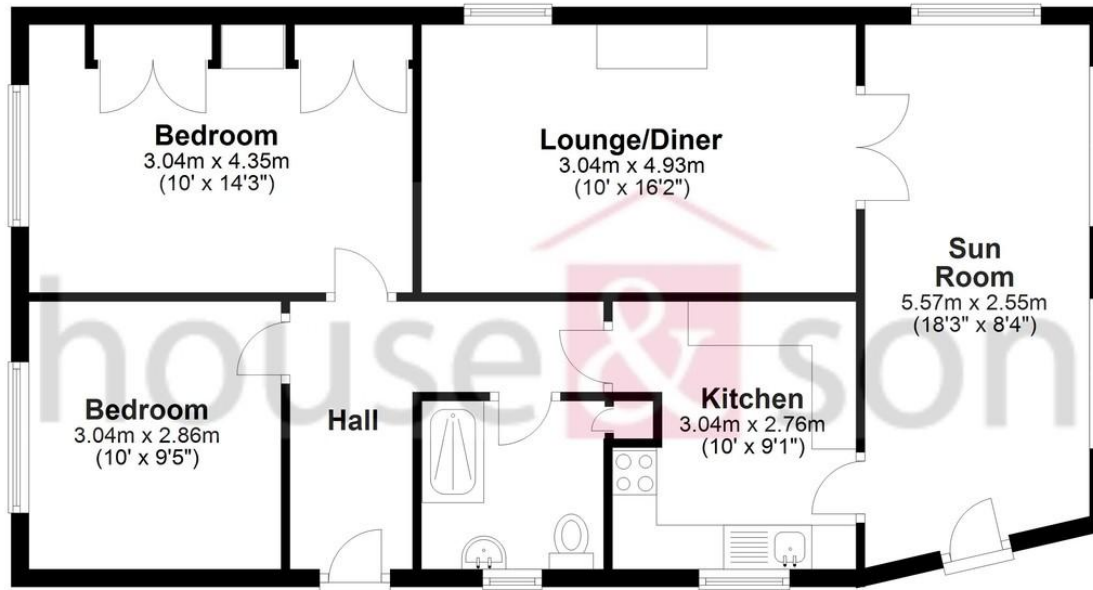
Agent's note:

All garage observations were made externally as access could not be gained.



Ground Floor

Approx. 73.5 sq. metres (791.1 sq. feet)



Total area: approx. 73.5 sq. metres (791.1 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

English | [Contact Us](#)

Energy performance certificate (EPC)

Current EPC Rating	Energy rating	Valid until	7 July 2034
Not available	D	Current rating	0074-3038-0200-1304-0200
Property type	Detached bungalow		
Total floor area	58 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 and 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