



house & son

Acland Road

Bournemouth, BH9 1JH

£299,950

- Detached House
- Brand New Central Heating and Combination Boiler
- Recently Installed Double Glazing Throughout
- Brand New Luxury Fitted Bathroom
- Three Bedrooms
- Two Separate Reception Rooms
- South Facing Rear Garden
- Off Road Parking Potential



HOUSE AND SON

House & Son are delighted to bring to market this exciting property opportunity. Owned and vastly improved since 2017 by the current owners. The property benefits from recently installed double glazing throughout, brand new fitted bathroom, including separate bath and shower, brand new central heating system and gas fired combination boiler. All with warranty. This spacious family home does require a degree of finishing but represents an ideal purchase for a buyer looking to put a personal finish on their home.

ENTRANCE

Composite panelled front door to

ENTRANCE HALL

Recessed understair storage area, provision for shoes/coats and media station.

LOUNGE

15' 4" x 12' 6 into bay" (4.67m x 3.81 m)

Double glazed bay window to front. A deep and wide reception room. Feature surround fireplace with display mantle and step up hearth. Radiator. TV media point. Wall lights.

DINING ROOM

11' 5" x 9' 8" (3.48m x 2.95 m)

UPVC double glazed French doors, access onto south facing

lawned private garden. Radiator. Built in storage cupboards.

KITCHEN

10' 8" x 9' 8" (3.25 m x 2.95 m)

UPVC double glazed window to rear with outlook over south facing lawned garden. Enamelled bowl sink unit with double drainer, taps over, fitted eye level units, fitted base units, drawers, roll top work surfaces over. Part tiled walls. Space for cooker, space for fridge/freezer, space and plumbing for washing machine, space for dishwasher. UPVC double glazed panelled door accessing to side pathway.

STAIRS TO FIRST FLOOR LANDING

Accessed via entrance hallway, feature newel posts, hand rail and banister. Double glazed window to side. Spacious reception landing. Combination boiler (storage potential). Access to loft.

BEDROOM ONE

13' 1" into bay" x 10' 4" (3.99m x 3.15m)

Double glazed bay window to front with far reaching views. Radiator.

BEDROOM TWO

12' 7" x 10' 0" (3.84m x 3.05m)

Double glazed window to rear with view over south facing garden. Radiator. Built in closet.

BEDROOM THREE

9' 9" x 8' 1 plus recess" (2.97m x 2.46m)

Double glazed window to rear. Radiator. Recessed area for wardrobes.

BATHROOM

Recently remodelled with deep bath, centralised taps and shower attachment, tiled panel. Tiled walls with inset mid border contrasting tiling. Shower with hinged glazed door, large overhead square shower, further taps and hand held shower attachment. Vanity unit furniture with modular contemporary sink and display area. Chrome heated towel rail. Recessed ceiling downlighters, extractor fan.

FRONT GARDEN

Low boundary wall. Potential to create off road parking (consent was provisionally granted).

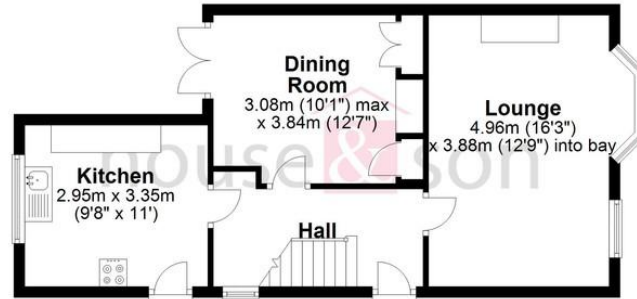
REAR GARDEN

South facing garden, mostly laid to lawn. Enclosed by fencing and walling, timber gate to front.



Ground Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



First Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



Total area: approx. 95.1 sq. metres (1023.2 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

EPC Rating - D

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