

**1, Acres Road,
Bournemouth, BH11 8ST**



Property overview

Guide Price £280,000

A well-presented two-bedroom extended detached bungalow in Acres Road, Bournemouth. Convenient for local primary, secondary and academy schools and Bournemouth University (0.8 miles), local convenience stores as well as travel routes to Wallisdown High Street (0.6 miles), Kinson High Street (1.2 miles), Bournemouth Town Centre (1.3 miles) and Poole Town Centre (3.8 miles).

The accommodation offers an entrance hallway, two double bedrooms, an 18' lounge, a modern bathroom, and a kitchen opening to a conservatory/diner.

Externally there is a patio (accessed by patio doors from both the lounge and conservatory) and a garden laid to lawn, a storage shed and side access via gate to the front.

Other benefits include double glazing and gas fired central heating. Kitchen appliances are included as part of the sale.

Offered with no forward chain and vacant possession.



Accommodation

Entrance Via:

UPVC double glazed door with storm porch to:

Hallway:

Smoke alarm, burglar alarm control panel, hatch to loft, tiled floor at the entrance, mainly laid to wood laminate flooring, doors to accommodation.

Bedroom One 11' 11" x 9' 11" (3.63m x 3.02m)

Window to front aspect, radiator.

Bedroom Two: 11' 11" x 9' 10" (3.63m x 2.99m)

Window to front aspect, radiator.

Bathroom: 8' 3" x 5' 6" (2.51m x 1.68m)

High-level obscured window to side aspect, part tiled walls and floor, wash hand basin with storage below and mirror cabinet over, WC, panelled bath (with inset mixer rainfall style shower and glazed screen over, additional mixer tap and handheld shower attachment), chrome ladder style radiator.

Living Room: 18' 10" x 15' 9" (5.74m x 4.80m)

Electric flame effect fire with surround, twin wall light points, TV point, telephone point, two radiators, wood laminate flooring, patio doors to rear patio and garden.

Kitchen: 12' 9" x 12' 1" (3.88m x 3.68m)

Window to side aspect, range of eye and base level units, additional island unit/work surface, part tiled walls, stainless steel sink/drainer with mixer tap over, space for gas range cooker (currently standard gas cooker) with hood over, washing machine, American style fridge/freezer, cupboard housing gas fired "glow-worm" combination boiler, radiator, wood laminate flooring, opens to:

Conservatory/Diner: 12' 10" x 10' 5" (3.91m x 3.17m)

Sloping polycarbonate roof, dwarf wall, windows to side and rear aspects, wall light points, mains points, TV point, radiator, wood laminate flooring, French doors leading to rear patio and garden.

Externally:

Front is mainly laid to slate chippings and enclosed by low level wall, gate and path to front door, additional gate to path leading to rear garden via a wooden gate. At the rear, there is a patio accessible from the conservatory/diner and living room, garden is mainly laid to lawn, with shrubs and bushes, and a wooden shed, all enclosed by timber panelled fencing.

Photography

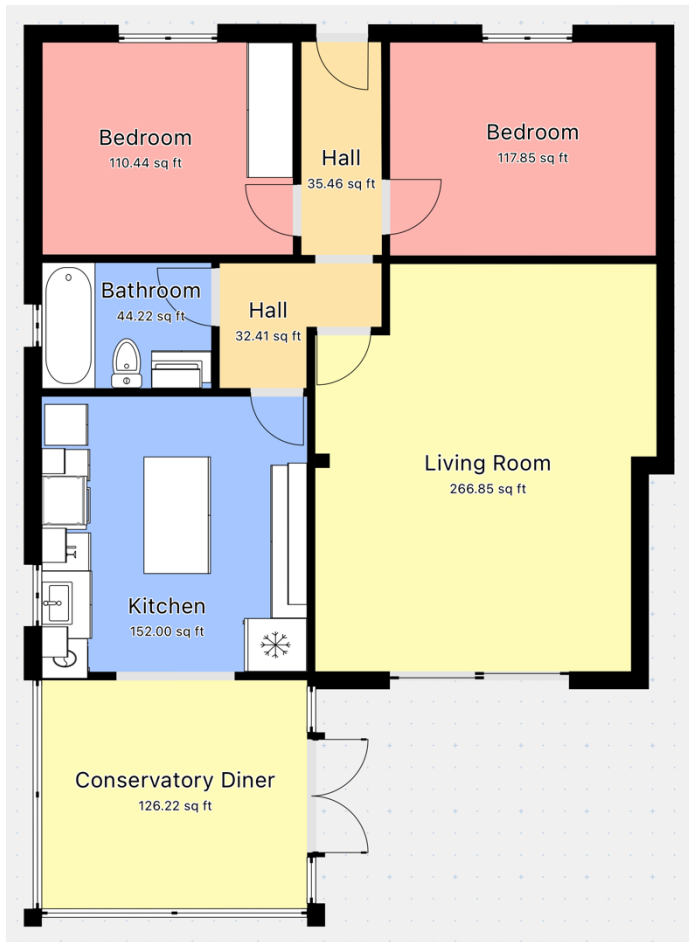








Floor Plan



EPC

26/03/2024, 15:46

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

1 Acres Road BOURNEMOUTH BH11 8ST	Energy rating D	Valid until: 19 March 2034
		Certificate number: 7334-4127-9300-0570-4222

Property type: Detached bungalow

Total floor area: 87 square metres

Rules on letting this property

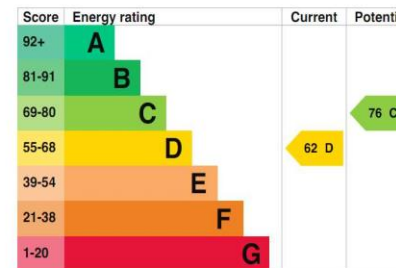
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standards>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

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