

**80, Brierley Road,
Bournemouth, BH10 6EJ**



Property overview

Guide Price £350,000

A 3 double bedroom detached chalet house in need of some modernisation within the sought after Hill View School catchment.

Well situated for walks along the River Stour, local shops at Kinson and Hill View, and with good travel routes to Bournemouth, Poole and the A31 & M27.

The accommodation offers vaulted hallway, double reception, bedroom three, ground floor bathroom, and dining room (with door to garden) and opening to kitchen on the ground floor.

On the first floor there is a galleried landing (with three storage cupboards and access to eaves), bedroom one, bedroom two, and shower room.

The property also benefits from double glazing, gas fired central heating (new Viessmann boiler in 2024), front and rear gardens, driveway parking for multiple vehicles and detached garage (with remote control door).

Offered with no forward chain and vacant possession.



Accommodation

Entrance Via:

UPVC double glazed front door to:

Hallway: Irregular Shape 14' 5" max x 13' 2" max (4.39m x 4.01m)

Vaulted ceiling to first floor, smoke alarm, radiator, cupboard housing electric consumer units, telephone point, doors to accommodation, wooden open tread stairs to 1st floor.

Double Reception Room 1: 13' 4" max into bay x 10' 11" (4.06m x 3.32m)

Picture rail, bay window to front aspect, radiator, telephone point, wall mounted electric fire, gas point, opening to:

Double Reception Room 2: 10' 11" max into bay x 9' 11" max (3.32m x 3.02m)

Picture rail, bay window to front aspect, telephone point, radiator.

Bedroom Three: 9' 11" max x 9' 9" max (3.02m x 2.97m)

Window to side aspect, radiator.

Ground Floor Bathroom: 6' 5" x 5' 10" (1.95m x 1.78m)

Obscured window to side aspect, inset medicine cabinet, panelled bath, pedestal wash and basin, WC, radiator.

Dining Room: 12' 0" max x 11' 11" max (3.65m x 3.63m)

French door with glazed side and top lights to rear patio and garden, radiator, range of shelving and cupboard, opening to:

Kitchen: 11' 3" max x 8' 10" max (3.43m x 2.69m)

Fluorescent strip light, windows to side and rear aspects, part tiled walls, range of kitchen units, worksurfaces, 1 1/2 bowl composite sink with mixer tap over, space for fridge, space for freezer, space for washing machine, space for tumble dryer, space for electric cooker, further under counter space, Viessmann combination boiler (installed 2024).

First Floor Landing: 11' 0" max into over stairs recess x 10' 7" (3.35m x 3.22m)

Galleried, high-level window to side aspect in dormer over stairs, three cupboards providing storage, one with door to eaves, doors to accommodation.

Bedroom Two: 13' 1" x 9' 8" (3.98m x 2.94m)

Window to side aspect, radiator.

Bedroom One: Irregular Shape 13' 6" x 13' 1" (4.11m x 3.98m)

Window to side aspect, radiator.

First Floor Shower Room: 7' 4" x 6' 5" (2.23m x 1.95m)

Obscured window side aspect, sink with storage below and mirror and shaving point above, WC, shower recess (with glazed door and Triton electric shower), fully tiled walls.

Front and Side External:

Front garden is tiered with established mature shrubs, trees, and bushes, with stone retainers and planters. Block paved driveway (with handrails) leads down the side of the property giving access to front door, providing off-road parking for multiple vehicles, also giving access to gate to rear garden, and detached garage.

Rear External:

Part laid to patio, part laid to lawn with established mature shrubs, trees and bushes bordering. All enclosed by fencing. Rear access from dining room via raised patio with steps and ramp (with handrails) leading to garden.

Detached Garage:

Solid (block and brick) construction with pitched roof, remote control electric up and over door, window to side aspect, pedestrian door from rear garden. Power and light (with independent consumer unit).

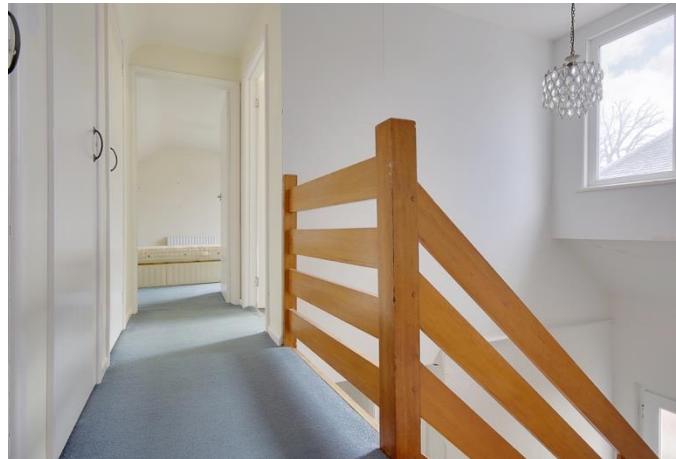
Photography

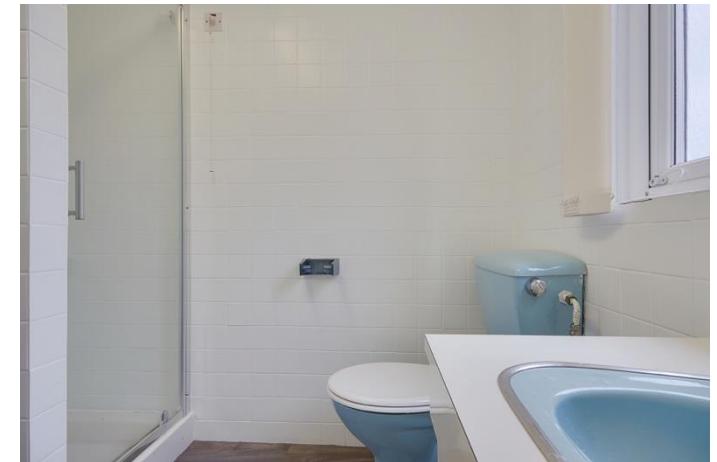
















Floor Plan



EPC

DynamicPDF Rasterizer v2.0 evaluation. (www.DynamicPDF.com)

Energy performance certificate (EPC)

80 Brierley Road BOURNEMOUTH BH10 6EJ	Energy rating E	Valid until: 16 October 2033
	Certificate number: 0737-8220-2309-0743-1295	

Property type
Detached bungalow

Total floor area
113 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-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

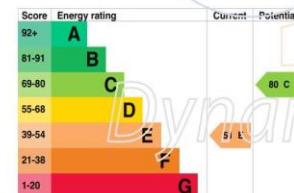
[See how to improve this property's energy efficiency.](#)

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



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Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

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