



## Priestley Road, Bournemouth, BH10 4AP

**Offers in excess of £285,000**

DETACHED BUNGALOW IN BH10, Offers over £285,000. Take a look at this detached two bedroom bungalow located in Priestley Road, BH10. This property is offered with NO FORWARD CHAIN and would make an ideal project. Lounge, two double bedrooms and fitted kitchen with floor boiler. There is a modern bathroom with shower and white suite, this is a project in need of finishing. Conservatory overlooking the rear garden. Front and rear gardens and driveway parking leading to a single garage and the back of the garden. This is located in a popular area of Wallisdown. Council Tax band C.



## FRONT DOOR AND ENTRANCE HALL

3'4" x 12'5" (1.02 x 3.81)

Wooden framed and glass panelled front door leading into an inner lobby and in turn leading into main entrance hall with inner front door. White ceiling, papered walls and fitted carpet. Radiator. Built in cupboard with two doors and storage inside. Doors to all rooms. Ceiling lighting. Light switches.

## LOUNGE (FRONT FACING)

11'5" x 11'5" (3.49 x 3.48)

Door leading into this lounge with front facing aspect. White ceiling, papered walls and fitted carpet. Radiator. Double glazed bay style window overlooking the front garden. Brick fireplace. Ceiling lighting. Light switch, plug sockets and TV socket.

## KITCHEN

11'4" x 9'11" (3.47 x 3.03)

Door leading into the kitchen with rear facing aspect. White ceiling, papered and tiled walls and fitted flooring. A range of fitted units and laminate worktops. Sink with drainer. Floor standing boiler. Double glazed window to rear aspect. Door leading into conservatory. Ceiling lighting, light switch, plug sockets and fuse switches. Radiator. Free standing cooker.

## SHOWER ROOM

5'4" x 8'2" (1.64 x 2.50)

Door leading in from the hall to this modern shower room (being and unfinished project). White ceiling, plastered and part tiled walls and exposed floorboards to the flooring area. Ceiling lighting. Upvc frosted double glazed window to side aspect. White sink with chrome effect fittings, white wc with seat and lid and cistern. Shower with white shower tray, glass panels and wall mounted power shower. Radiator.

## BEDROOM ONE (DOUBLE FRONT FACING)

11'5" x 11'4" into wardrobe recess (3.48 x 3.47 into wardrobe recess)

Door leading into this double bedroom with front facing aspect. White ceiling, papered walls and fitted carpet. A range of built in wardrobes. Double glazed window overlooking the front garden. Light switch and plug sockets. Radiator. Ceiling lighting.

## BEDROOM TWO (DOUBLE REAR FACING)

11'5" x 8'6" (3.49 x 2.61)

Door leading to this double bedroom facing over rear aspect. White painted ceiling, papered walls and fitted carpet. Double glazed window to rear aspect. Light switch and plug sockets. Ceiling lighting. Radiator.

## CONSERVATORY

12'7" x 8'0" (3.84 x 2.44)

Leading from the kitchen into this upvc double glazed conservatory with full length glass panels and door leading to the rear garden.

## FRONT GARDEN

Established front garden with wall to the front and two driveway gates. Lawn area with established plants and borders.

## GARAGE AND DRIVEWAY PARKING

Driveway for several cars leading to single garage with up and over door and light and power inside, located to the back of the garden. There is a single door to the back right hand side of the garage. Gates dividing the garage and drive and garden with covered car port area.

## REAR GARDEN

36'4" x 34'1" (11.09 x 10.40)

The sunny aspect rear garden has a lawn area with borders and hedging to the boundaries and patio area. Gates to the side drive area leading to the front of the property through the covered car port.

## TENURE

The property is FREEHOLD and is being offered with NO FORWARD CHAIN.

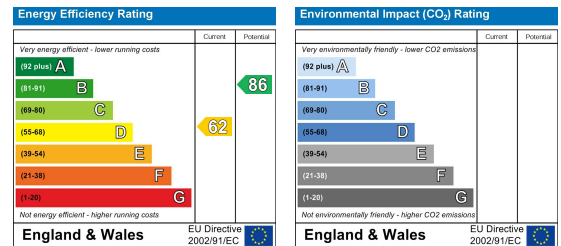


**Ground Floor**  
Approx. 63.3 sq. metres (681.1 sq. feet)



Total area: approx. 63.3 sq. metres (681.1 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006) Plan produced using PlanUp.



## Consumer Protection from Unfair Trading Regulation

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 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD