



15 Acres Road
BOURNEMOUTH, BH11 8ST



A surprisingly spacious 4 bedroom semi-detached house that has been significantly improved and extended, situated in a cul-de-sac location overlooking Fernheath Valley nature reserve.

- Recently renovated & extended
- 4 bedrooms & 2 bath/shower rooms
- Impressive open plan kitchen & living area
- Flexible accommodation
- Driveway parking
- Generous rear garden
- Cul-de-sac location
- Double glazed windows
- Gas fired central heating

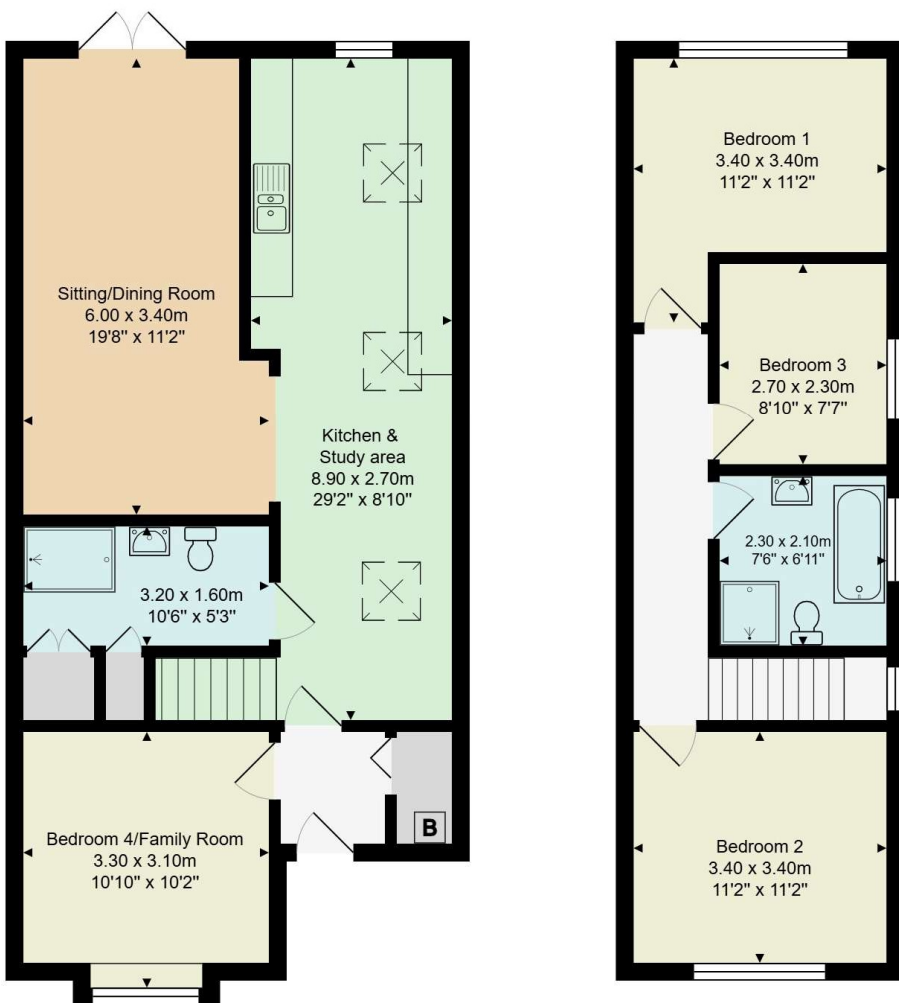
ASKING PRICE:

£385,000 (Freehold)

EPC RATING:

Band - C





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THE PROPERTY

The property is a deceptively spacious semi-detached house that has undergone significant improvement and an extension. Just some of the renovations include;

- An extended, newly fitted kitchen
- Bath/shower room suites
- New electric distribution board and hard-wired carbon and smoke alarms
- Heating, plumbing and drainage
- Double glazing throughout
- Drive with soakaway
- Re-felted roof
- Re-plastered walls and ceilings throughout
- Replacement staircase

It is set at the end of a cul-de-sac with views over, and easy access into Fernheath Valley nature reserve.

The accommodation briefly comprises; an entrance hall with a fitted cupboard housing the gas fired boiler. The impressive open plan kitchen/dining/living space also incorporating a study area has double doors leading out to the garden a feature stained glass window and further skylight windows. The kitchen area comprises a good range of base and eye level units, the range cooker and dishwasher or available subject to negotiation and there is space for a fridge freezer.

Furthermore on the ground floor there is a double bedroom and shower room that has a three piece suite plus a laundry cupboard with space and plumbing for a washing machine and tumble dryer.

Upstairs there are three well proportioned bedrooms and the main bathroom which comprises a corner shower, separate bath, WC and wash hand basin.

Outside comet to the front is a brick paved driveway providing off road parking. In the rear garden is a paved patio terrace stretching across the rear of the house and the remainder of the garden is laid mainly to lawn with mature planted borders.

ADDITIONAL INFORMATION

Council tax – C



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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