



Acland Road  
Bournemouth BH9 1JQ  
£375,000











## Details

**\*\* NO FORWARD CHAIN \*\*** This delightful detached family home presents an excellent opportunity for those seeking a property with character and potential. The house boasts original features that add to its charm, whilst also offering the possibility for extension or reconfiguration, subject to the necessary permissions.

### Property Comprises

Upon entering, you are greeted by a welcoming entrance hallway, the ground floor comprises two spacious reception rooms, including a living room that features a decorative fireplace and a lovely bay window, creating a warm and inviting atmosphere. The adjacent dining room provides easy access to the kitchen and conservatory, and convenient WC completes the ground floor layout.

Venturing upstairs, you will find three well-proportioned bedrooms, comprising two doubles and a single along with the modern family bathroom.

This property has been recently rewired, with a new fuse box and a recently installed combi boiler (approx 4 years old), ensuring efficient gas central heating throughout. Additionally, the home has been newly insulated, enhancing its energy efficiency.

Outside, a covered pathway leads to the back garden, which features useful storage workshops and sheds, providing ample space for gardening tools or hobbies. With its prime location and potential for further development, this property is a must-see for families and investors alike.













## More Information

- No Forward Chain
- Original Features
  - Outbuildings
- Close to Amenities
- Two Reception Rooms
- Recently Installed Combi Boiler, Electrics & Insulation

### Tenure

Tenure: Freehold

Parking: On Street

EPC Rating: E

Council Tax: BCP Council, Band C

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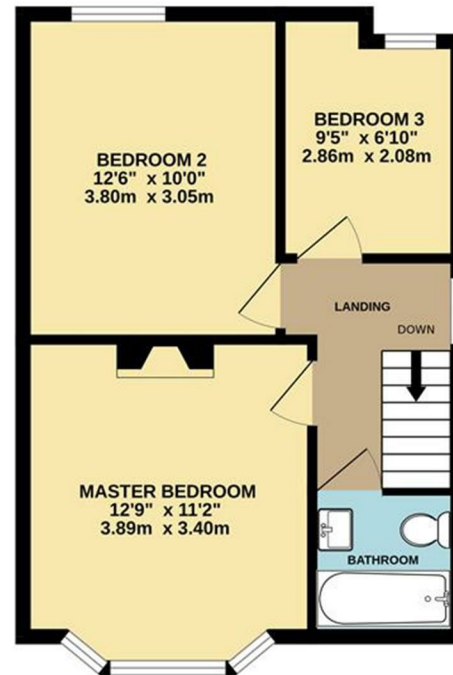


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GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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