



Acres Road

Bournemouth, BH11 8ST

Guide Price £315,000 -
£325,00

- No Forward Chain
- Detached Bungalow
- Large Loft - Potential for Loft Conversion (stpp)
- Backing onto Nature Reserve
- Large Garden
- Two Double Bedrooms
- Bathroom and Kitchen
- Driveway to Garage



HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
Leading Independent Property Professionals Since 1939.

House & Son are delighted to be able to offer for sale this detached older style bungalow in a cul-de-sac setting, with a 'wooded' outlook to rear. A home with plenty of potential to extend (stpp). The property is within close proximity to local shopping, schooling, nature reserve/conservation area and road travel links to further afield. This detached bungalow is set on an overall generous width and depth plot benefiting from a long driveway to detached garage and private non-overlooked garden to rear.

The accommodation comprises of entrance/utility porch, entrance hall, ladder to loft/attic room, lounge/diner, kitchen,

two double bedrooms and bathroom.

A charming home in a cul-de-sac setting requiring general updating. A real opportunity to make this property your home. The property is offered with no forward chain.

UPVC PORCH/UTILITY AREA

21' 5" x 5' 8" (6.53m x 1.73m)

'L'-shaped with double glazed windows to side and rear. Fitted cabinets for storage. Obscure glazed door to entrance hall.

ENTRANCE HALL

14' 9" x 5' 1" (4.5m x 1.55m)

A spacious reception hall. Radiator. Access to loft. Picture rail.

LOUNGE/DINER

22' 5" x 10' 9" (6.83m x 3.28m)

Double glazed window to rear with view over mature established garden. Inset double glazed sliding patio doors accessing onto utility porch. Two radiators. Wall light points. Glazed door to utility area and kitchen. A bright and airy room.

KITCHEN

11' 0" x 4' 6" (3.35m x 1.37m)

Double glazed window to rear with view over the established westerly aspect garden. Stainless steel sink unit and drainer, mixer taps. Fitted eye level cabinets, fitted base units incorporating drawers, work top surfaces over. Space for washing machine and under counter fridge.

BEDROOM ONE

13' 5 into bay" x 10' 10" (4.09m x 3.3m)

Double glazed bay window to front with screening hedge.
Radiator. Built in wardrobes

BEDROOM TWO

13' 7 into bay" x 10' 9" (4.14m x 3.28m)

Double glazed bay window to front. Excessive range of built in wardrobes and several sets of drawers. Radiator.

BATHROOM

6' 10" x 5' 3" (2.08m x 1.6m)

Bathroom is currently arranged as shower room. Obscure glazed window to side. Shower enclosure with fitted electric shower. Vanity unit with display area, inset wash hand basin. Low level WC. Tiled walls.

LOFT ROOM

Accessed via ladder. Two Velux style windows. Access into eaves storage. Work from home space potential.

OUTSIDE FRONT

Boundary wall to front, mature hedge screening to front.

DRIVEWAY

Wide driveway to side, approximately 45ft length, leading to garage.

DETACHED GARAGE

Detached garage with 'up and over' door.

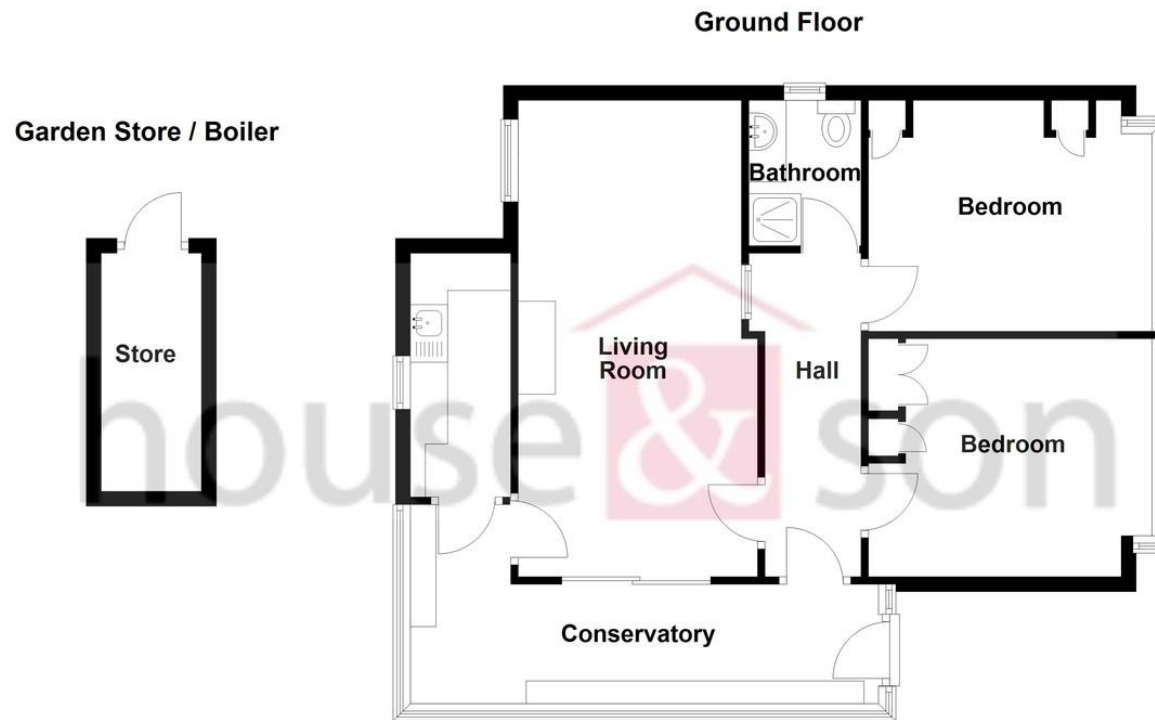
BASEMENT

Access into half height seller. Gas fired boiler.

REAR GARDEN

South westerly aspect with mature 'wooded' back drop to rear garden. Several steps leading onto feature lawned garden. The rear boundary has a patio area. The garden is screened for privacy.





Total area: approx. 75.4 sq. metres (811.2 sq. feet)

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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

Find an energy certificate (f)

English | [Cymraeg](#)

Energy performance certificate (EPC)

10 Acres Road Bournemouth, Dorset BH11 8DT	Energy rating D	Valid until 21 September 2035
		Certificate number 2528-3054-3201-3285-8298

Property type	Detached bungalow
Total floor area	59 square metres

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements