





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" (6.53 m x 1.73 m)

'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" (4.5 m x 1.55 m)

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.

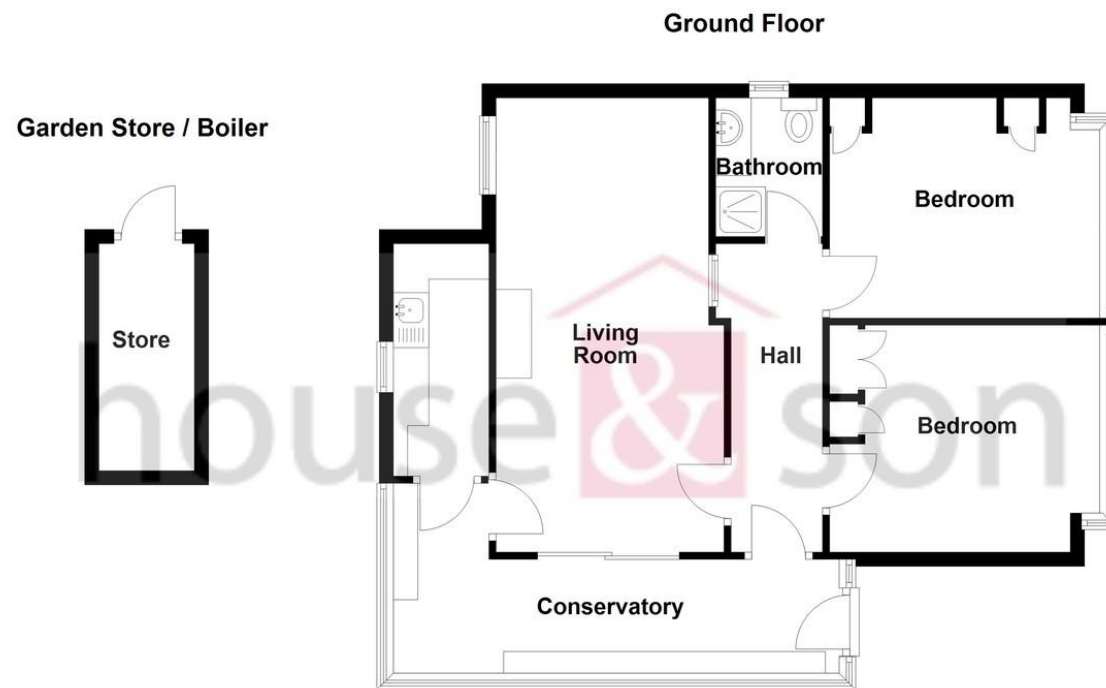
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Total area: approx. 75.4 sq. metres (811.2 sq. feet)

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 (Tel: 01202 556006)
Plan produced using PlanUp.



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Energy performance certificate (EPC)

19 Acres Road BOURNEMOUTH BH11 8ST	Energy rating	Valid until:	21 September 2035
	D	Certificate number:	2528-3054-3201-3285-8200

Property type

Detached bungalow