

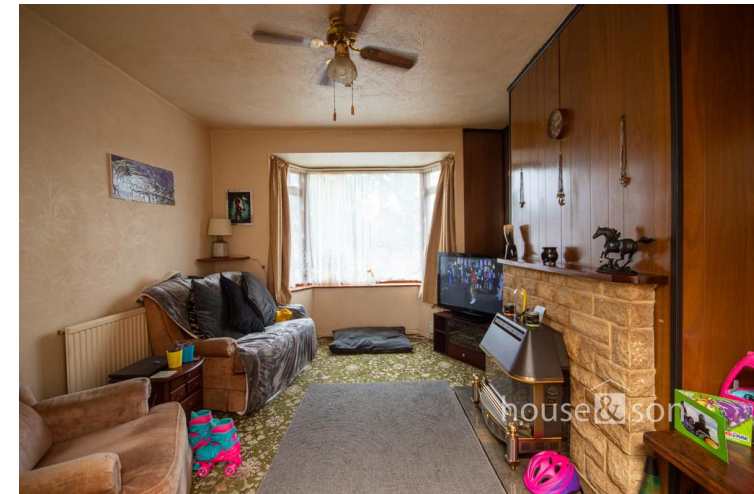


Long Road

Bournemouth, BH10 5NL

Guide Price £280,000

- No Forward Chain - 'Green and Leafy' Location
- Spacious Two Double Bedrooms
- Scope to Extend (stpp)
- Two Reception Rooms
- Kitchen/Breakfast Room
- Bathroom and Separate WC
- Garage and Two Driveways
- South Easterly Aspect Rear Garden



HOUSE & SON

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

No forward chain! House & Son are delighted to be able to offer for sale this two double bedroom, two reception room, semi-detached house in the 'green and leafy' location of Northbourne. This home offers potential and versatile accommodation with scope to improve and extend (stpp). Externally, there are two driveways (to the front and to the rear garden), a detached garage, and a good-sized front garden with potential for further parking and approximately a 60ft south easterly aspect rear garden. Good school catchments! This property is not to be missed!

COVERED PORCH

Panelled wooden front door to the entrance hall.

ENTRANCE HALL

12' 0" x 6' 0" (3.66m x 1.83m)

'Cottage' style hallway with double-glazed window to side. Understair recess for storage/media station. Radiator. Closet for general storage.

LOUNGE

13' 9 into bay" x 11' 0" (4.19m x 3.35m)

Double-glazed window to front, view towards the 'green'. Fitted gas fire, stone surround fireplace. Radiator. Square arch to the dining room.

DINING ROOM

10' 0" x 8' 0" (3.05m x 2.44m)

Double glazed window to the rear, view over the rear garden.

KITCHEN

10' 0" x 9' 1" (3.05m x 2.77m)

Double glazed window to rear with view over lawned and landscaped garden. Part glazed door to side. Stainless steel sink unit and drainer, mixer taps. Fitted eye level units, base units incorporating drawers, tiled work top surfaces over. Space for gas cooker. Space and plumbing for washing machine. Space for fridge/freezer.

FIRTS FLOOR LANDING

Stairs via entrance hall. Double glazed window to side. Access to loft.

BEDROOM ONE

14' 5 max" x 12' 1" (4.39m x 3.68m)

Double glazed window to front. Feature fireplace. Built in closet/airing cupboard with pre-lagged tank fitted immersion. Walk in storage closet. Radiator.

BEDROOM TWO

11' 1" x 10' 0" (3.38m x 3.05m)

Double glazed window to rear. Radiator. View over southerly easterly aspect rear garden and second driveway to garage.

BATHROOM

Obscure window to side. Bath with side panel, mixer taps over with shower attachment. Pedestal wash hand basin. Part tiled walls. Radiator.

SEPARATE WC

Obscure double glazed window to side. Low level WC.

AGENT'S NOTE

10' 0" x 6' 0" (3.05m x 1.83m)

Overall combined bathroom and WC, 'L'-shaped.

OUTSIDE FRONT

10m x 9.3m. Boundary wall. Landscaped garden, pathway to front door.

DRIVEWAY TO SIDE

Parking for several vehicles and further second driveway to the rear.

REAR GARDEN

19.20m long x 8.20m wide. A lawned and landscaped garden. South easterly aspect. Rear access to the garage via Brook Road. Two storage sheds, useful for gardening and storage.

GARAGE

Detached garage with hardstanding to front.

SECOND DRIVEWAY

Access from Brook Road. Communal driveway, hardstanding and detached garage.

AGENT'S NOTE

The floor plan is for guidance only.





COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

Find an energy certificate (i) English | [Cymraeg](#)

Energy performance certificate (EPC)

12 Long Road BOURNEMOUTH BH10 9NL	Energy rating E	Valid until 14 October 2035
		Certificate number 2643-1172-8725-1211-1173
Property type	Semi-detached house	
Total floor area	73 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