





HOUSE & SON

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GUIDE PRICE £350,000 - £365,000

An attractive two-bedroom detached bungalow occupying a tucked-away position within one of Moordown's most sought-after residential roads. Beautifully presented and thoughtfully improved by the current owner, the property offers a spacious living room with a recently installed log-burning stove, a modern kitchen/breakfast room, two bedrooms, a contemporary bathroom and a useful basement storage area.

The kitchen/breakfast room provides ample space for dining and opens directly onto an elevated sun terrace overlooking the landscaped rear garden. The property has been exceptionally well maintained, with replacement double-glazed windows and external doors installed in 2025, annual servicing of the boiler and log-burning stove, and further improvements carried out in recent years.



A particular feature of the property is the attractive rear garden, which has been thoughtfully landscaped to create a private and enjoyable outdoor space. The basement offers additional storage and potential for use as a workshop or hobby room, subject to any necessary consents.

Conveniently situated within popular Moordown, the property enjoys easy access to local amenities, independent shops, cafés, regular bus services, Castlepoint Shopping Centre, Bournemouth Town Centre and the A338.

Accommodation Comprises:

Hallway

11'1" x 4'1" (3.38m x 1.24m)

Lounge

14'10" into bay x 12'4" (4.52m x 3.76m)

Kitchen/Breakfast Room

10'10" x 9'5" (3.30m x 2.87m)

Bedroom One

11'11" into recess x 10'10" (3.63m x 3.30m)

Bedroom Two

9'10" x 7'11" (3.00m x 2.41m)

Bathroom

6'11" x 6'4" (2.11m x 1.93m)

A property with this combination of presentation, privacy, recent improvements and attractive gardens is worthy of an early inspection. We recommend viewing to fully appreciate the setting and overall appeal of this detached bungalow.

Please contact House & Son to arrange your viewing today.

Thinking of Selling or Letting?

If you are considering selling or letting your property, or simply want to establish what it could achieve in the current market, House & Son offer free, no-obligation sales and lettings assessments.



With extensive local knowledge and experience across Bournemouth and the surrounding areas, our team can provide straightforward advice on your property's likely market value or rental potential, together with honest guidance on the best way to approach your next move.

Contact House & Son today for your free, no-obligation sales or lettings assessment.





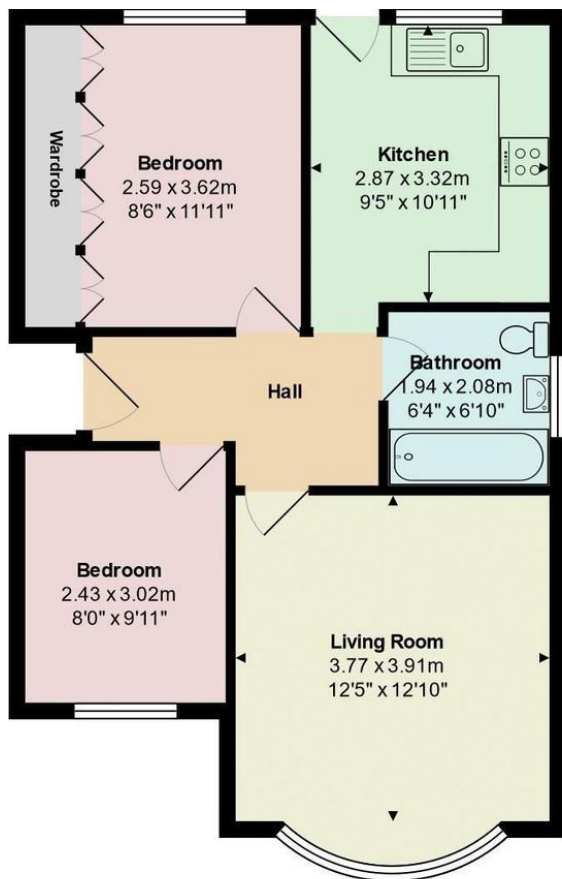


DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

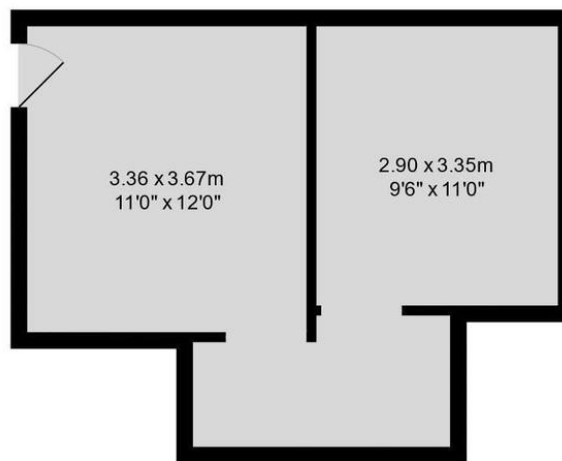
Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



Ground Floor

Total Area: 59.0 m² ... 635 ft² (Excluding Basement)
 All measurements are approximate and for display purposes only



Basement



Energy performance certificate (EPC)

48 Parley Road BOURNEMOUTH BH9 3BB	Energy rating	Valid until:	21 July 2036
	D	Certificate number:	2192-3064-0203-4496-6200

Property type Detached bungalow

Total floor area 58 square metres