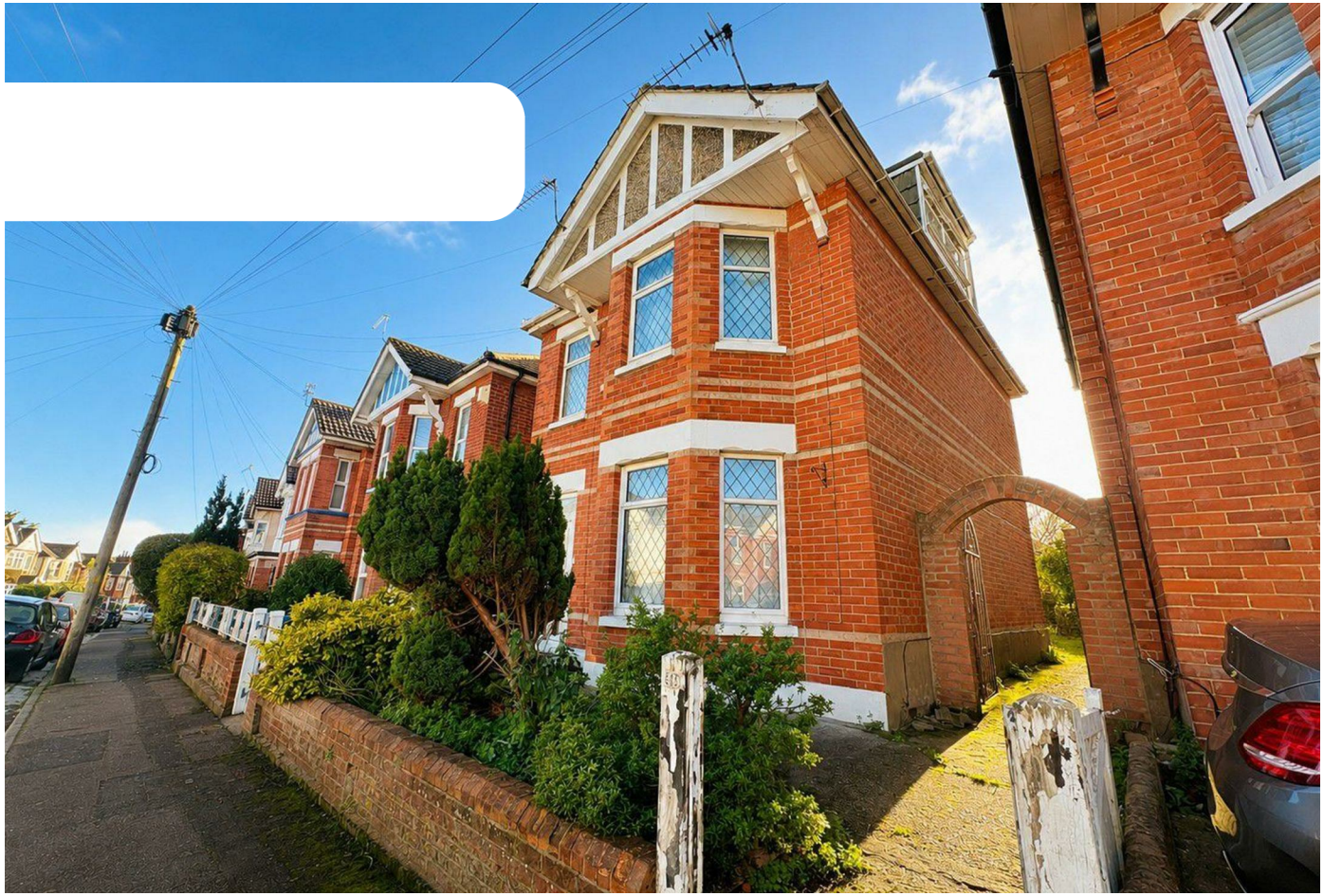






House - Detached (EPC Rating:)

39 ACLAND ROAD, BOURNEMOUTH, DORSET, BH9 1JQ

Guide Price

£300,000

FEATURES

- Three-bedroom semi-detached period home
- Situated in the heart of sought-after Charminster
- Requiring modernisation throughout with excellent potential
- Spacious bay-fronted living room
- Separate dining room ideal for entertaining
- Kitchen with direct access to the rear garden

3 1 1

Whites Estates
Bill Atherton Estate Agents

3 Bedroom House - Detached located in Bournemouth

Guide Price £300,000 - £320,000

Three-Bedroom Semi-Detached Character Home with Loft Room - Acland Road, Charminster

Situated on the highly sought-after Acland Road in the heart of Charminster, this attractive three-bedroom semi-detached period property presents an exciting opportunity for buyers looking to modernise and create a fantastic family home in a well-established residential location.

Offering generous accommodation throughout, the property retains much of its original character and provides excellent scope for improvement and reconfiguration, subject to the necessary permissions.

The ground floor comprises a welcoming entrance hallway, a bright and spacious front living room featuring a large bay window that fills the room with natural light, and a separate rear dining room ideal for family living and entertaining. The kitchen is positioned adjacent to the dining room and enjoys direct access to the rear garden, offering clear potential for extension or open-plan living, subject to the relevant consents.

On the first floor are three bedrooms, including two well-proportioned double bedrooms and a further single bedroom, alongside a family bathroom. In addition, the property benefits from a loft room, providing useful additional space with a variety of potential uses.

Converted loft area currently one bedroom with bathroom, currently used as an occasional room/storage space. Please note planning & Building Regulations approval is not in place for this area and buyers should rely on their own enquiries and surveys.

Externally, the property enjoys a private rear garden, predominantly laid to lawn with mature borders, creating an ideal outdoor space for families, entertaining, or future landscaping projects.

Acland Road is perfectly positioned within easy reach of Charminster High Street, renowned for its vibrant selection of independent cafes, restaurants and shops, whilst also offering convenient access to well-regarded local schools, parks, Bournemouth town centre, award-winning beaches and mainline transport links.

Requiring modernisation throughout, this property offers significant potential and would make an ideal purchase for families, investors or developers seeking to add value in a prime Charminster location.

Property Highlights

Three-bedroom semi-detached period house

Additional loft room

Excellent opportunity for refurbishment and modernisation

Two reception rooms

Bright bay-fronted living room

Kitchen with direct access to rear garden

Private rear garden with mature boundaries

Popular Charminster location close to amenities and transport links

Ideal for families, investors or developers

Viewing highly recommended to appreciate the potential on offer

Please note: Some images have been digitally enhanced for presentation purposes. The property is currently tenanted and certain personal belongings may have been removed or reduced from the marketing photographs.

EPC: E (as of 12/05/26)

Council Tax Band C (as of 12/05/26)

These particulars do not form part of, or constitute, an offer or contract.

The measurements provided are for guidance purposes only and may not be entirely accurate.

Prospective buyers are advised to verify the measurements before incurring any expenses.

Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.

Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.

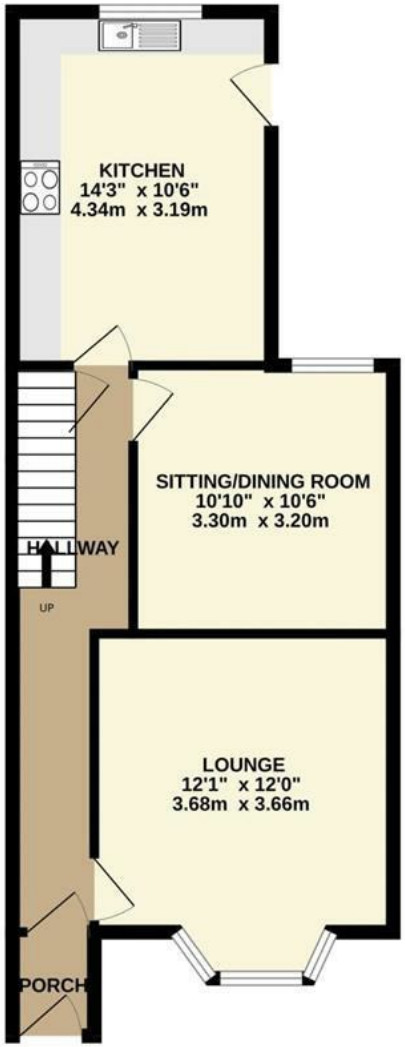








GROUND FLOOR



1ST FLOOR



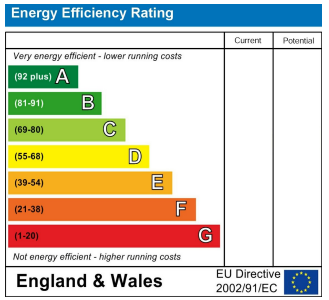
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Call us on

01202 521466

info@whitesestates.co.uk
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Council Tax Band



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

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