





house & son

Bengal Road

Bournemouth, BH9 2NE

Guide Price £325,000 - £350,000

- No Forward Chain
- Detached House on a Corner Plot
- 25ft x 12ft max Kitchen/Breakfast Room
- Four Double Bedrooms and Study
- Two Bathrooms and Three WC's
- South Westerly Aspect Private Rear Garden
- Double Garage
- Good Schools Catchments







HOUSE & SON

House & Son - Residential Sales, Lettings, Property Management, Surveys & Valuation

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Guide Price £325,000 - £350,000. Freehold. A charming detached Edwardian home. The owner has maintained this home to a good standard throughout. An opportunity to acquire an individual home, retaining character features throughout.

The accommodation comprises four double bedrooms, three reception rooms, a 25ft x 12ft kitchen/breakfast room. The property is situated on a corner plot with a private 'wrap around garden' and south westerly aspect gardens to the rear and double garage.

The property is situated in a much sought after location, being within easy reach to local shops, good schools and travel links to further afield.

This detached home is priced to sell with a motivated seller and no forward chain. Viewing comes highly recommended.

ENTRANCE HALL

16' 0" x 6' 5" (4.88m x 1.96m)

LOUNGE

14' 8 max into bay" x 13' 2" (4.47m x 4.01m)

DINING ROOM

11' 4" x 9' 7" (3.45m x 2.92m)

KITCHEN/BREAKFAST ROOM

25' 0" x 12' 4 max" (7.62m x 3.76m)

GROUND FLOOR SHOWER ROOM/WC

KITCHEN OUTER LOBBY/WC

STAIRS TO FIRST FLOOR

BEDROOM ONE

15' 6 into bay max" x 13' 1" (4.72m x 3.99m)

BEDROOM TWO

11' 2" x 9' 8 max" (3.4m x 2.95m)

BEDROOM THREE

12' 9 into bay max" x 9' 8" (3.89m x 2.95m)

FIRST FLOOR BATHROOM
6' 4" x 6' 0" (1.93m x 1.83m)

STAIRS TO SECOND FLOOR

BEDROOM FOUR
11' 0" x 8' 8" (3.35m x 2.64m)

BEDROOM FIVE/STUDY
10' 0" x 6' 10" (3.05m x 2.08m)

REAR GARDEN
South westerly aspect rear garden with wall enclosing. The garden has mature shrubs, private and a good size patio/entertaining area.

DOUBLE GARAGE
Accessed directly from Fernside Road. The double garage with hardstanding to the front.

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.

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COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

Energy performance certificate (EPC)

2, Bengal Road BOURNEMOUTH BH9 2NE	Energy rating E	Valid until:	11 December 2029
		Certificate number:	8196-8525-5629-1706-2213

Property type	Detached house
Total floor area	132 square metres

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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