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**DETACHED HOUSE**

**£425,000**



**Acland Road, Bournemouth, Dorset, BH9 1JJ**

**\* Detached Family House \* 101 Sq' M \***

**\* Three Bedrooms \* Two Reception Rooms \***

**\* Feature Dual Aspect Kitchen / Breakfast Rooms \***

**\* Retains Many Charming Character Features \***

**\* FF Family Bathroom & GF Cloakroom \***

**\* Frontage Parking & Lawned Rear Garden \***

**\* Council Tax Band C \* EPC D-Rated \***

**158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955**

Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

## **Acland Road, Bournemouth, Dorset, BH9 1JJ:**

- Front of Property:** Hard standing provides off road parking via dropped pavement.
- Entrance Porch & Hallway:** Front door leads into UPVC double-glazed porch with glass roof, light point and tiled flooring. Porch houses gas meter, electric meter and consumer unit. Secondary door leads into hallway with naturally coved and papered ceiling with plaster ceiling rose and two ceiling light points. Dado rail and picture rail. Double panelled radiator and wooden flooring. Access to:
- Ground Floor Cloakroom:** Papered ceiling, wall light point and single-glazed frosted window to side aspect. Wall mounted wash hand basin and low-level WC. Access to storage cupboard.
- Lounge Reception Room:** **14' 10 x 11' 6 / 4.52m x 3.50m (approx')** Naturally coved and papered ceiling, plaster centre ceiling rose, ceiling light point & picture rail. UPVC double-glazed bay window to front aspect. Feature fire surround with open fire. Double panelled radiator. Television point and telephone point.
- Dining Room:** **12' 5 x 10' 10 / 3.78m x 3.04m (approx')** Naturally coved and papered ceiling, plaster centre ceiling rose, ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Feature fire surround with open fire. Double panelled radiator and wooden flooring.
- Kitchen / Breakfast Room:** **19' 11 x 8' 6 / 6.06m x 2.59m (approx')** Plain ceiling with two ceiling light points. Two UPVC double-glazed windows to side aspect and further rear aspect UPVC double-glazed window. Door leading to rear garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and connection for gas cooker with cooker hood over. Space for fridge/freezer and ample room for a table and chairs. Double panelled radiator. Tiled flooring and splash back tiling.
- Staircase from hall to first floor landing***
- Landing:** At landing level papered ceiling with ceiling light point. Single-glazed window to side aspect with secondary glazing.
- Bedroom One:** **14' 10 x 11' 6 / 4.52m x 3.50m (approx')** Coved and papered ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Feature cast iron fire surround and double panelled radiator.
- Bedroom Two:** **12' 5 x 10' 10 / 3.78m x 3.04m (approx')** Coved and papered ceiling, plaster centre ceiling rose, ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Cast iron fire surround and single panelled radiator. Cupboard housing gas central heating boiler with hot water cylinder tank below. Fitted sink.
- Bedroom Three:** **8' 10 x 8' 6 / 2.70m x 2.59m (approx')** Coved & papered ceiling with ceiling light point. UPVC double-glazed window to rear aspect and single panelled radiator.
- Bathroom:** Coved & papered ceiling with ceiling light point and hatch providing access to loft. UPVC double-glazed frosted window to front aspect. Panelled bath and low-level WC. Cabinet with inset wash hand basin and built in storage. Single panelled radiator. Tiled walls and laminate flooring.
- Rear Garden:** Laid mainly to lawn with an array of mature and established trees and bushes. Garden shed and fenced boundaries. Side access path and gate leads to the front of the property.



### Ground Floor

### First Floor

101 square metres /  
1087 Square Feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		