

FREEHOLD



Bungalow - Detached

12 ALDERLEY ROAD,  
BOURNEMOUTH,  
DORSET, BH10 6DY

Asking Price

£349,950

#### FEATURES

- THREE BEDROOMS
- OFFERS AMAZING POTENTIAL TO EXTEND (STPP) AND RE-MODEL
- REQUIRES UPDATING
- FLEXIBLE ACCOMMODATION
- NO ONWARD CHAIN
- POPULAR LOCATION
- GENEROUS REAR GARDEN



 **SIMPSONS**  
estate agents

# 2 Bedroom Bungalow - Detached located in Bournemouth

## ENTRANCE

On entry to the property we have textured walls and ceilings with picture rail, wood effect flooring, radiator, storage cupboard, loft access and doors leading to the primary rooms.

## MASTER BEDROOM

15'8" x 10'9"

Into bedroom 1. Again, textured ceilings and walls, feature fireplace, radiator, wood effect flooring, UPVC bay window to the front aspect.

## BEDROOM 2

11'9" x 10'2"

Into bedroom 2. Textured walls and ceiling, radiator, carpeted flooring, UPVC bay window to the front aspect.

## LOUNGE

11'5" x 10'5"

Into the lounge area. Textured ceiling, papered walls, picture rail, feature fireplace, radiator, carpeted flooring, UPVC window to the rear aspect. The lounge offers great potential to extend to the rear (STPP).

## KITCHEN

8'2" x 6'6"

A compact kitchen with boiler, UPVC door and window to the side aspect, stainless steel sink, space for a cooker and a selection of wall and floor mounted units in a matte grey with chrome handles, vinyl style flooring.

## BEDROOM 3/ DINING ROOM/ NEW KITCHEN

10'9" x 9'10"

Into the Dining Room/Bedroom 3 which offers great potential. Textured walls and ceiling, carpeted flooring, radiator, picture rail, UPVC window to the rear aspect. The room offers great potential to remodel into a new kitchen dining room .

## BATHROOM

5'10" x 5'2"

The Bathroom has smooth walls and ceiling with part-tiled walls, UPVC window to the side aspect, bath, low level W.C. hand basin, vinyl style flooring, heated towel rail. It would benefit now from a level of upgrading and updating.

## OUTSIDE SPACE

Into the rear garden which is accessed front the front by a set of double barn style gates. The garden is mainly laid to turf with a 6' boundary and is not overlooked. There is a greenhouse. This property has potential to extend via the lounge. At the front of the property there is currently parking for one car, a small brick wall and a selection of mature shrubs and flower beds.





SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH



SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH

Call us on

01202 532556

[sales@simpsonsestateagents.com](mailto:sales@simpsonsestateagents.com)

[www.simpsonsestateagents.com](http://www.simpsonsestateagents.com)

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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.

