



40 Acland Road, Bournemouth, BH9 1JJ

HARDWICK
ESTATE AGENTS

An exceptionally well presented, 3 bedroom detached character home with 2 reception rooms and 2 bath/shower rooms situated in a popular location close to schooling and amenities.

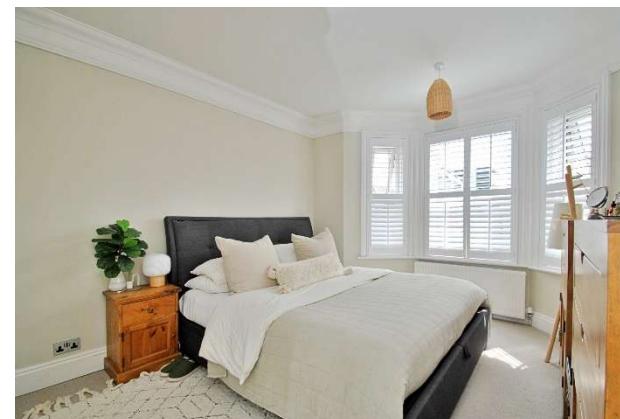
- 3 double bedrooms
- 2 reception rooms
- 2 bath/shower rooms
- Landscaped garden with large garden workshop and shed
- Gas central heating
- Double glazed
- Parking
- Ground floor wc
- Viewing recommended

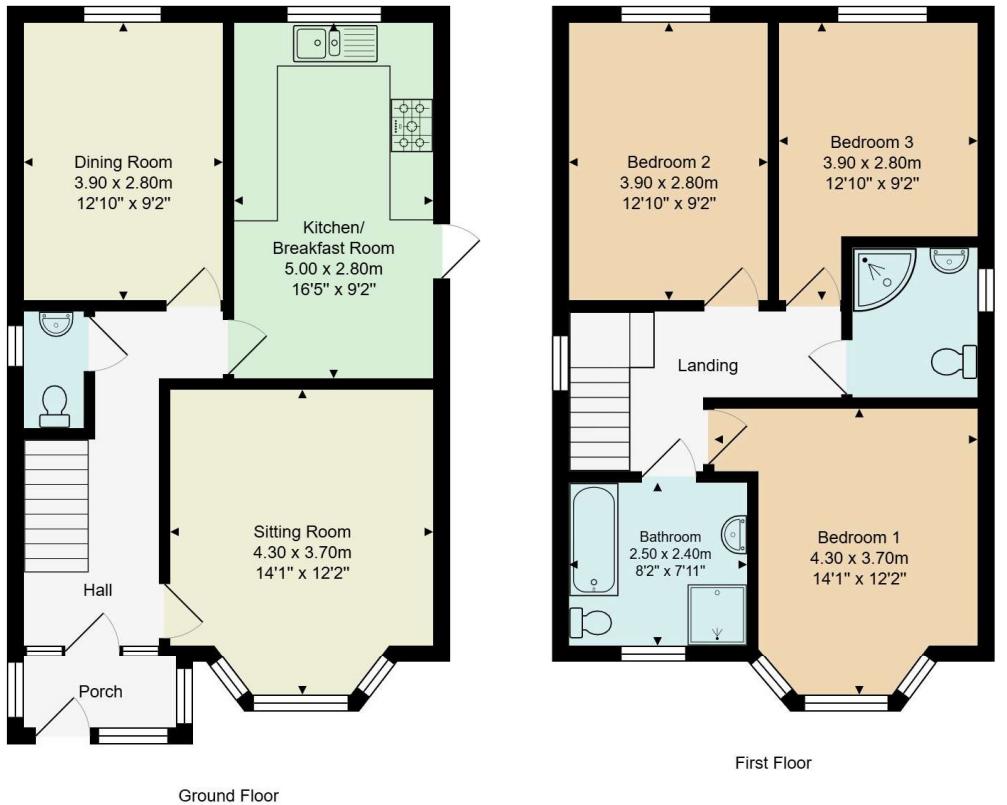
ASKING PRICE:

£425,000 (Freehold)

EPC RATING:

Band - tbc





All measurements are approximate and for display purposes only.

LOCATION

The property is situated in a desirable location lying within easy reach of local shops, amenities and sought after schools. Nearby bus routes provide access to Bournemouth town centre and Castle Point shopping centre.

THE PROPERTY

The property is a traditional Edwardian home with rendered and brick elevations together with attractive bay windows. It is beautifully presented throughout having been extensively improved by the current owners over recent years.

The accommodation briefly comprises;

The entrance porch leads into the hallway which has tiled flooring, stairs rising to the first floor accommodation and a cloakroom with WC and wash basin.

The sitting room has a bay window to the front aspect. There is a separate dining room

The kitchen breakfast room offers a good range of matching base and eye level units with space for various appliances and there is a range cooker available subject to negotiation.

Upstairs there are three well proportioned double bedrooms, bedroom 1 also with a bay window to the front aspect.

The main bathroom is fully tiled and includes a four-piece suite with a bath, separate shower, WC and wash basin. The shower room is also fully tiled and includes a three-piece suite.

Outside

At the front of the property there is a drop curb giving access to a brick paved driveway providing parking. The side path and gate lead to the rear garden which is a particular feature of the property with a large paved patio terrace and lawned garden together with a timber workshop and shed with power and light.

ADDITIONAL INFORMATION

Council tax – C



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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