



Charminster

THREE BEDROOM FAMILY HOME IN NEED OF
MODERNISATION

EPC Rating: Band TBC

£285,000

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37 Acland Road, Charminster,
Bournemouth. BH9 1JQ

IN NEED OF MODERNISATION AND IDEALLY
LOCATED CLOSE TO LOCAL AMENITIES

- Original Features
- Close To Amenities • Large Sunny Aspect Rear Garden
- Outbuildings • Gas Central Heating
- No Chain

(Ref: 967826)

EPC TBC

A family home offering a great deal of potential with a generous layout and the possibility to extend subject to permissions.

With a welcoming entrance hallway this detached home offers two reception rooms with the living room having a decorative feature fireplace and bay window.

The second reception room is adjacent to the kitchen and a further fireplace with built in storage and door leading out to the conservatory. The kitchen has dual aspect windows with a door leading to the side of the property.

On the first floor the property has 3 ample bedrooms which are serviced by a family bathroom with matching 3 piece suite.

Outside the property has a covered pathway leading to the back garden where an outside toilet and wash hand basin is located.

The garden is fenced with a good mixture of shrub and plant borders with a timber shed/hobbies space and brick built garden shed at the end of the garden.



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2020

Living Room

4.15m (13'7) into bay x 3.39m (11'1)

Dining Room

3.03m (9'11) x 3.82m (12'6)

Kitchen

2.57m (8'5) x 2.04m (6'8)

Conservatory

3.2m (10'6) x 2.94m (9'8)

Bedroom 1

3.81m (12'6) x 3.05m (10'0)

Bedroom 2

4.49m (14'9) into bay x 3.39m (11'1)

Bedroom 3

2.07m (6'9) max x 2.86m (9'5) max into cupboard

Bathroom

1.72m (5'8) x 1.7m (5'7)

Brochure prepared by Colin Harris

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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