



Mount Pleasant Drive

Bournemouth, BH8 9JN

Guide Price £375,000

- Character Detached Bungalow
- Two Double Bedrooms
- 20ft Lounge
- Kitchen/Breakfast Room
- Drive to Detached Garage
- Non- Overlooked Private Rear Garden
- Popular Queens Park Location
- Vacant Possession - No Forward Chain



HOUSE & SON

House & Son are delighted to be able to offer for sale this character detached bungalow in the sought after Queens Park location. This home is sited on a generous overall plot with a "deep" easy maintenance front garden, driveway to single detached garage and a private non-overlooked rear garden. The local area supports shopping at Castlepoint, travel links, river walks and the prestigious Queens Park golf course. The property is offered with no forward chain! The property has potential to extend at ground level or loft conversion (STPP).

STORM PROOF SHELTER

UPVC double glazed panelled door.

ENTRANCE HALL

12' 7 max" x 9' 7" (3.84m x 2.92m)

A spacious reception hall with all principal rooms leading off. Feature wood block flooring. Radiator. Picture rail. Deep recessed utility closet with space and plumbing for washing machine and wall mounted gas fired combination boiler. Access to loft. Potential stairs/loft conversion, subject to planning permission (*please see Agent's note).

LOUNGE

20' 0 max into bay" x 10' 10" (6.1m x 3.3m)

A "sweeping" double glazed window, view over the easy maintenance garden to front, with dry stone effect walling and gravelled areas. Two radiators. Polished stone fireplace

surround with "wide step", polished stone hearth, display mantle with inset living flame gas fire. There are two original leaded light glass windows to either side of the fireplace. Wall light points. Tall ceilings. Picture rail. TV aerial connection point. A room with an abundance of natural light.

KITCHEN/BREAKFAST ROOM

12' 0" x 10' 5 plus door recess" (3.66m x 3.18m)

Dual aspect double glazed windows and obscure UPVC double glazed door accessing onto private mature and non-overlooked garden. One and half bowl enamel sink with drainer, "swan neck" taps over. Fitted eye level units, fitted range of complementing base units incorporating drawers, work top surfaces over. Part tiled walls. Space for cooker, space for under counter fridge and under counter freezer, space for dishwasher. Radiator. Feature "terrazzo" floor.

BEDROOM ONE

15' 2 max into bay" x 10' 10" (4.62m x 3.3m)

Generous double glazed bay window to front. View over mature easy maintenance front garden and tree line Mount Pleasant Drive. Radiator. Wood block flooring. Picture rail. Tall ceilings.

BEDROOM TWO

14' 7" x 10' 10" (4.44m x 3.3m)

Double glazed picture window to rear, affording a view over the private non-overlooked lawned garden to rear. Radiator. Wood block flooring. Picture rail. Built in floor to ceiling double wardrobe with hanging rail/storage.

BATHROOM

8' 4 width" x 5' 7" (2.54m x 1.7m)

8' 4" x 5' 7" (2.54m x 1.7m) overall size combined bathroom

and separate WC. Currently arranged as shower room. Obscure double glazed window to side. 3/4 tiled walls. Oversized fitted shower tray with fixed glazed panel, fitted electric shower. Vanity unit with inset wash hand basin.

SEPARATE WC

Obscure double glazed window to side. Low level WC.

FRONT GARDEN

Dwarf red brick boundary wall with inset centralised wrought iron gate, paved pathway to front door. The remaining front garden has been landscaped to either side of paved pathway, with feature "dry stone" wall effect raised flower beds. Mature "shaped" shrubs. Potential for additional off road parking, if required.

DRIVEWAY TO SIDE

Tarmac driveway approximately 9ft min width x 75ft depth leading to oversized single detached garage.

SINGLE DETACHED GARAGE

Up and over door. Pitched roof.

REAR GARDEN

A mature screening hedge to rear. A private non-overlooked established gardens with shrub borders with block paved patio. The remaining garden is lawned. Feature summer house/work from home with power and light.

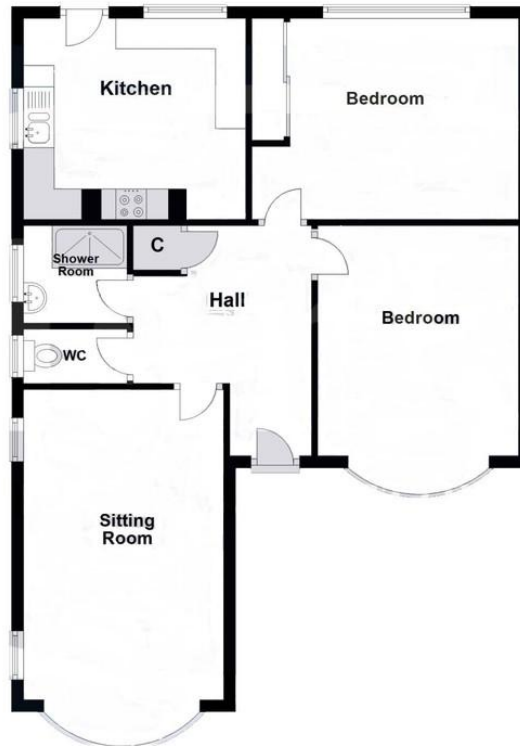
AGENT'S NOTE: *LOFT/CONVERSION STAIRS

Stairs/loft conversion in the entrance hall, there are no warranties implied by either seller or House & Son. Should this be a feature required, perspective purchasers to make their own enquiries prior to commitment to purchase.



Ground Floor

Approx. 72.3 sq. metres (778.3 sq. feet)



Total area: approx. 72.3 sq. metres (778.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given.
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

15/04/2024, 17:08

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Contact](#)

Energy performance certificate (EPC)

15 South Western Drive BOURNEMOUTH BH9 2HH	Energy rating D	Valid until 21 August 2035
		Certificate number 8405-2403-1090-2517-0021

Property type	Detached bungalow
Total floor area	72 square metres

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.houseandson.net

Agents Note: Whilst every care has been taken to prepare these sales 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