



house & son

Priestley Road

Bournemouth, BH10 4AU

£325,000

- VACANT POSSESSION
- THREE BEDROOMS/ONE RECEPTION ROOM (two double bedrooms/two reception rooms)
- GAS FIRED CENTRAL HEATING
- FITTED KITCHEN
- MODERN BATHROOM
- OFF ROAD PARKING/DRIVEWAY
- GARAGE



HOUSE & SON

Presenting a charming two double-bedroom bungalow, this property offers an enticing prospect for those seeking to downsize or infuse their personal touch into a new home. Featuring two separate reception rooms, a driveway leading to the garage, and both front and rear gardens, there is ample opportunity for improvement.

Located on a peaceful residential road, just a short walk from local amenities such as shops, parks, and bus routes, and boasting proximity to sought-after school options, this home caters to a variety of needs and preferences. Offered for sale with vacant possession and no onward chain, don't miss out on the chance to make this your own. Enquire today to avoid disappointment.

ENTRANCE

UPVC double glazed front door provides access into inner hallway.

INNER HALLWAY

Timber and glazed door provides access into reception hallway.

LOUNGE

12' 7" into bay" x 11' 3" (3.84m x 3.43m)

UPVC double glazed bay window front with an outlook over the road, double radiator underneath. Polished stone feature fireplace, curved ceilings and a picture rail.

DINING ROOM

12' 5" x 11' 2" (3.78m x 3.4m)

UPVC double glazed window to the side with a radiator underneath, curved ceiling and a picture rail. Access into kitchen.

KITCHEN

12' 6" x 5' 11" (3.81m x 1.8m)

White ceramic sink with one and a half bowl and drainer to the side, chrome mixer tap over, insect into roll top work surface, will the range of base units underneath incorporating cupboards and drawers. Further range of cupboards and matching wall mounted cupboards, wall mounted gas fired combination boiler, UPVC double glazed window to the side, vinyl flooring and tiled walls. Access into conservatory.

CONSERVATORY

11' 7" x 6' 3" (3.53m x 1.91m)

Dwarf walls with a UPVC double glazed surround including French doors onto the private rear garden. Space and plumbing for washing machine and separate fridge and freezer.

BEDROOM ONE

12' 7 into bay" x 10' 5" (3.84m x 3.18m)

UPVC double glaze bay window to front with radiator underneath. Floor to ceiling double wardrobe with mirrored sliding doors, curved ceiling and a picture rail.

BEDROOM TWO

10' 5" x 9' 11" (3.18m x 3.02m)

UPVC double glazed window to the rear with an outlook over the private rear garden. Floor to ceiling double wardrobe, with mirrored sliding doors and radiator.

BATHROOM

White three piece suite comprising bath with side and end panels, pedestal wash hand basin and low level WC, obscure UPVC double glazed window to the side, tiled walls, vinyl flooring, chrome towel rail and access into the loft space.

OUTSIDE FRONT

A brick boundary wall to the front with a driveway to the side accessed via wrought iron gates, lawn area with flower beds abutting. Tarmacadam driveway leading towards detached garage.

GARAGE

Brick built garage with up and over door, light and power, single glazed window to the side.

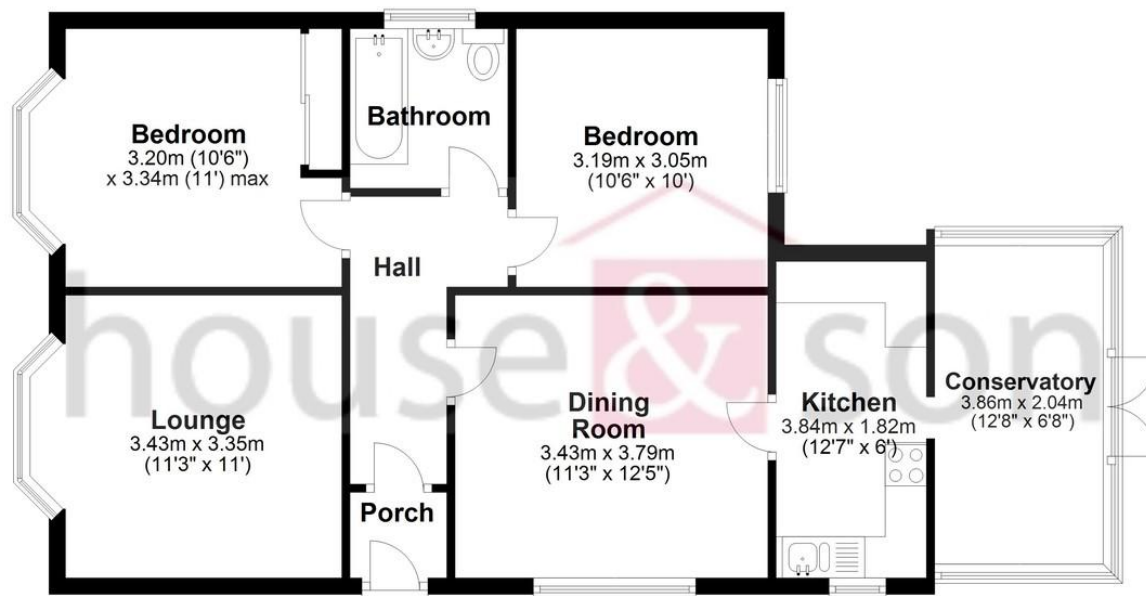
REAR GARDEN

A patio area abuts the rear of the property, lawn area with flower bed surrounds, brick built raised planters, hard standing with a greenhouse, brick wall and fence enclosed.



Ground Floor

Approx. 73.2 sq. metres (788.3 sq. feet)



Total area: approx. 73.2 sq. metres (788.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

English | [Contact](#)

Energy performance certificate (EPC)

<small>62 Wimborne Road Bournemouth BH9 2HH</small>	D	<small>14 May 2024</small>
<small>Property type</small>	<small>Detached bungalow</small>	<small>8700-8800-9020-7398-0043</small>
<small>Total floor area</small>	<small>73 square metres</small>	

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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