



## Portland Road

Bournemouth, BH9 1NF

Guide Price £280,000 -  
£290,000

- Guide Price £280,000 - £290,000 Freehold
- Detached Modernised Cottage Style Home
- High Specifications Throughout - 'Turn Key'
- Two Double Bedrooms
- Bright and Airy Open Plan Living Room
- New Kitchen and New Bathroom
- Re-Wired and Re-Plumbed
- 'Wrap Around' Patio and South Facing Lawned Garden



## **HOUSE & SON**

House & Son are delighted to be able to offer for sale this detached character remodelled 'cottage style' bungalow, having been modernisation throughout. Full specification available including new gas fired central heating, new kitchen, new bathroom, re-plastering throughout etc. Rarely available, high specification detached home with benefit of being re-modelled. The accommodation comprises of two double bedrooms, open planned living space, south facing garden, off road parking and further courtyard garden to rear. The local area supports schooling for all ages, recreational parks, travel links to further afield and local shopping close by. The property is offered for sale with no forward chain and vacant possession.

## **PORCH**

Feature canopy pitched storm proof shelter, original tiled step. Recessed entrance porch. UPVC double glazed panelled front door to entrance hall.

## **ENTRANCE HALL**

A light and bright communicating hallway with double glazed window to the side. Radiator. Picture rail. Access to loft.

## **LIVING ROOM**

**17' 0" x 13' 2" (5.18m x 4.01m)**

Feature living room with triple aspect, double glazed window and French doors. Recessed LED lighting, new shaker style kitchen with east to west aspects and double glazed French doors accessing onto private patio and garden to rear. This living room is the 'heart of the home' with meticulous detailing from shaker style kitchen, door furniture, chrome electrical sockets and overall finish, this is a stylish and in keeping finish to this charming cottage style home.

## **BEDROOM ONE**

**10' 9 into bay" x 10' 2" (3.28m x 3.1m)**

Double glazed bay window to front, overlooking southerly aspect lawned garden. Radiator. Picture rail.

## BEDROOM TWO

9' 3" x 9' 0" (2.82m x 2.74m)

Double glazed window to side. Radiator. Picture rail.

## BATHROOM

8' 2" x 7' 0" (2.49m x 2.13m)

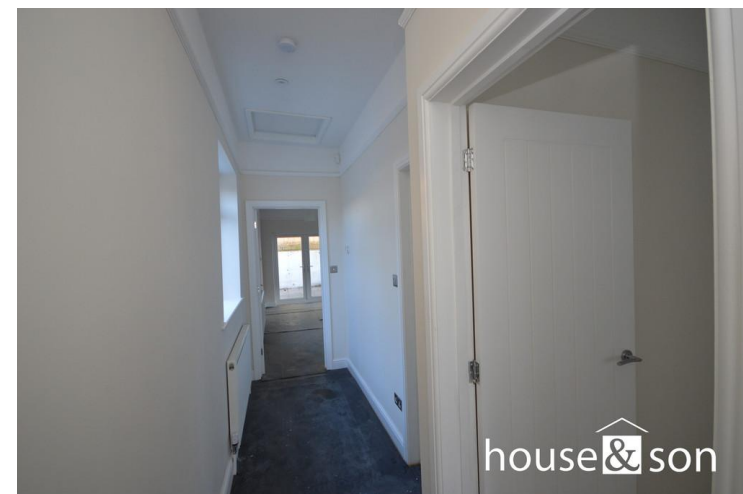
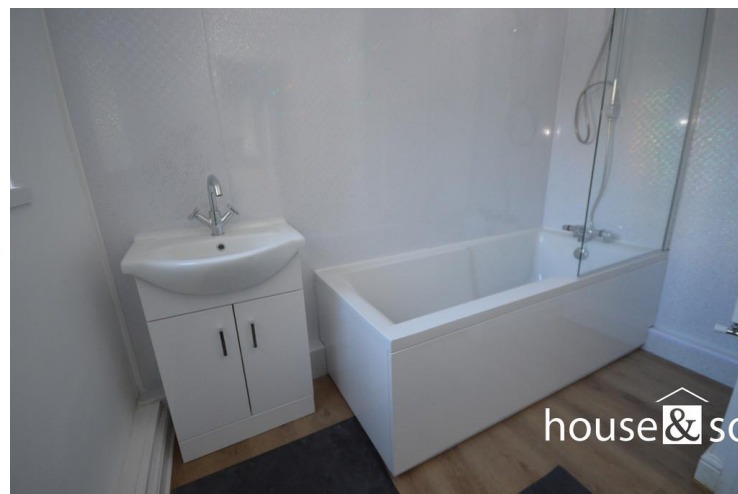
A remodelled and refurbished bathroom with new three piece suite. 'Aqua' panelled walls. Bath with mixer taps, .... for overhead fixed shower with further hand held shower attachment, pedestal wash hand basin, low level WC. Airing cupboard for general storage and housing new gas fired combination boiler.

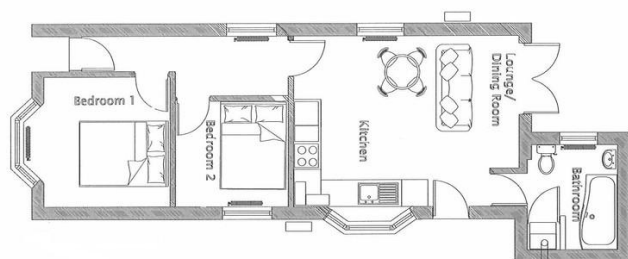
## OUTSIDE

Dual opening, set back from road side, wooden gates opening into parking bay for several vehicles.

## FRONT GARDEN

Private south facing lawned garden. 6ft gate to either side of property. Gravelled pathways leading to courtyard style rear garden. Private outlook with patio, abutting double glazed French doors from living room.





## COUNCIL TAX BAND

Tax band - TBC

## TENURE

Freehold

## LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council

[English](#) | [Contact](#)

## Energy performance certificate (EPC)

10 Purbeck Road Bournemouth BH9 2HH	Energy rating <b>C</b>	Valid until 28 November 2034
	Current EPC	Current EPC Number W99L2221-1192-2024-1171

Property type	Detached bungalow
Total floor area	47 square metres

## 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