



Mellstock Road

Poole, BH15 3DW

Guide Price £280,000 -
£300,000

- Detached Bungalow
- £280,000 to £300,000 (Guide Price)
- Two Double Bedrooms
- Potential to Extend (sstc)
- Double Glazing
- Driveway and ORP
- Good School Catchments
- Vacant Possession and No Forward Chain



HOUSE AND SON

House and Son are delighted to be able to offer for sale this detached bungalow which requires refurbishment and modernisation, with a price guide of £280,000 to £300,000. The property offers potential to extend (subject to necessary planning permissions) and is offered with vacant possession and no forward chain. The accommodation is currently comprises two double bedrooms, living room, kitchen, bathroom, double glazing, drive to provide off road parking, good size rear garden. Popular schools, local shops and facilities can be found within a short walk away.

ENTRANCE STORM PORCH

Wooden door to entrance hall.

ENTRANCE HALL

Picture rail, hatch to loft, electric fuse box.

LIVING ROOM

13' 3" x 11' 5 into bay" (4.04m x 3.48m)

UPVC double glazed bay window to front, built in cupboard, open grate fireplace with tile inset.

KITCHEN/BREAKFAST ROOM

11' 6" x 11' 0" (3.51m x 3.35m)

UPVC double glazed window overlooking rear garden and side. Butler style sink with inset tile, space and connection for gas cooker, picture rail, built in larder cupboard.

BEDROOM ONE

12' 10" x 9' 5" (3.91m x 2.87m)

Picture rail, UPVC double glazed window overlooking rear garden.

BEDROOM TWO

10' 0" x 7' 9" (3.05m x 2.36m)

UPVC double glazed window to front, picture rail.

BATHROOM

Suite comprises panelled bath, wall mounted wash hand basin, low level WC, UPVC double glazed frosted window to side.

FRONT GARDEN

Driveway providing off road parking. Front lawned garden, low brick boundary wall. Wooden gates to side leading to rear garden.

REAR GARDEN

Hardstanding area abuts property. The rear garden offers a good degree of seclusion although overgrown.

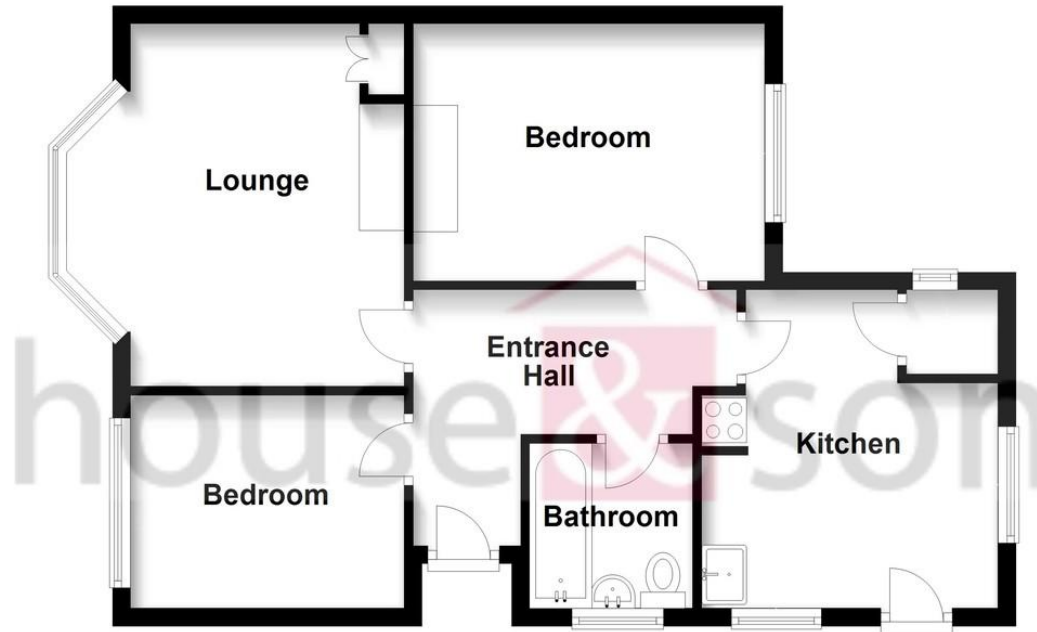
OVERALL PLOT

133' 3" x 30' 0" (40.61m x 9.14m)



Ground Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



Total area: approx. 55.3 sq. metres (595.0 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)
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

05670202, 13.50

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

Energy performance certificate (EPC)

15 Malabar Road POOLE BH15 3DN	Energy rating G	Valid until 4 July 2033
		Certificate number 6800-2252-0722-0291-1373

Property type
Detached bungalow

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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 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