



**Brierley Road, Northbourne  
Dorset, BH10 6ED**



# FREEHOLD GUIDE PRICE

## £385,000 - £395,000

***“Detached bungalow with excellent scope for modernisation and extension STPP, on a well-proportioned corner plot with no chain”***

A wonderful opportunity to acquire a traditional detached bungalow set within a private corner plot with huge potential to modernise and extend (STPP) with its south westerly aspect garden and detached garage/workshop.

The accommodation briefly comprises three bedrooms, two of which are doubles, a family shower room, living room, refitted kitchen with access to a large double glazed conservatory, updated gas boiler and double glazing.

The property occupies a corner plot in a particularly convenient location close to a Tesco Express, shops and amenities in Kinson and the nearby Hill View shopping parade, popular Hill View Junior School and regular bus routes to Bournemouth and Castlepoint.

- **Entrance hall** with laminate flooring
- Fitted **kitchen** comprising; range of base and wall mounted units, integrated oven and 4 ring gas hob, stainless steel sink with mixer taps, window to the side elevation, larder cupboard housing the gas boiler, door giving access out to the side of the property and space and plumbing for appliances
- Double glazed **conservatory** enjoying a triple aspect with doors giving access to the rear garden
- **Lounge** with double glazed doors through to the conservatory and mock gas effect fireplace with mantel above
- **Bedroom one** overlooking the front aspect, with a fitted cupboard
- **Bedroom two** also overlooking the front aspect
- **Bedroom three** with a window to the side aspect
- **Shower room**, dated but functional, incorporating a shower cubicle, vanity unit with inset sink and WC
- Driveway providing **off-road parking**, with a further potential parking area and a gate leading to the side and rear gardens
- **Side garden** with a private patio and Pergola, fish pond and access round to the rear garden
- The **rear garden** is approximately 100ft in length (from the conservatory) This area of garden is a blank canvas, with areas of patio and paths leading to a **detached garage/workshop** with a pitched roof and secure parking access through timber double gates in Dolphin Avenue. The entire garden is enclosed by timber fencing with concrete posts
- **Further benefits** include double glazing, gas fired heating and the property is offered with **no onward chain**

Amenities in Kinson are located approximately 1 mile away, whilst Tesco Express is located Less than ½ a mile away.

**COUNCIL TAX BAND: D**

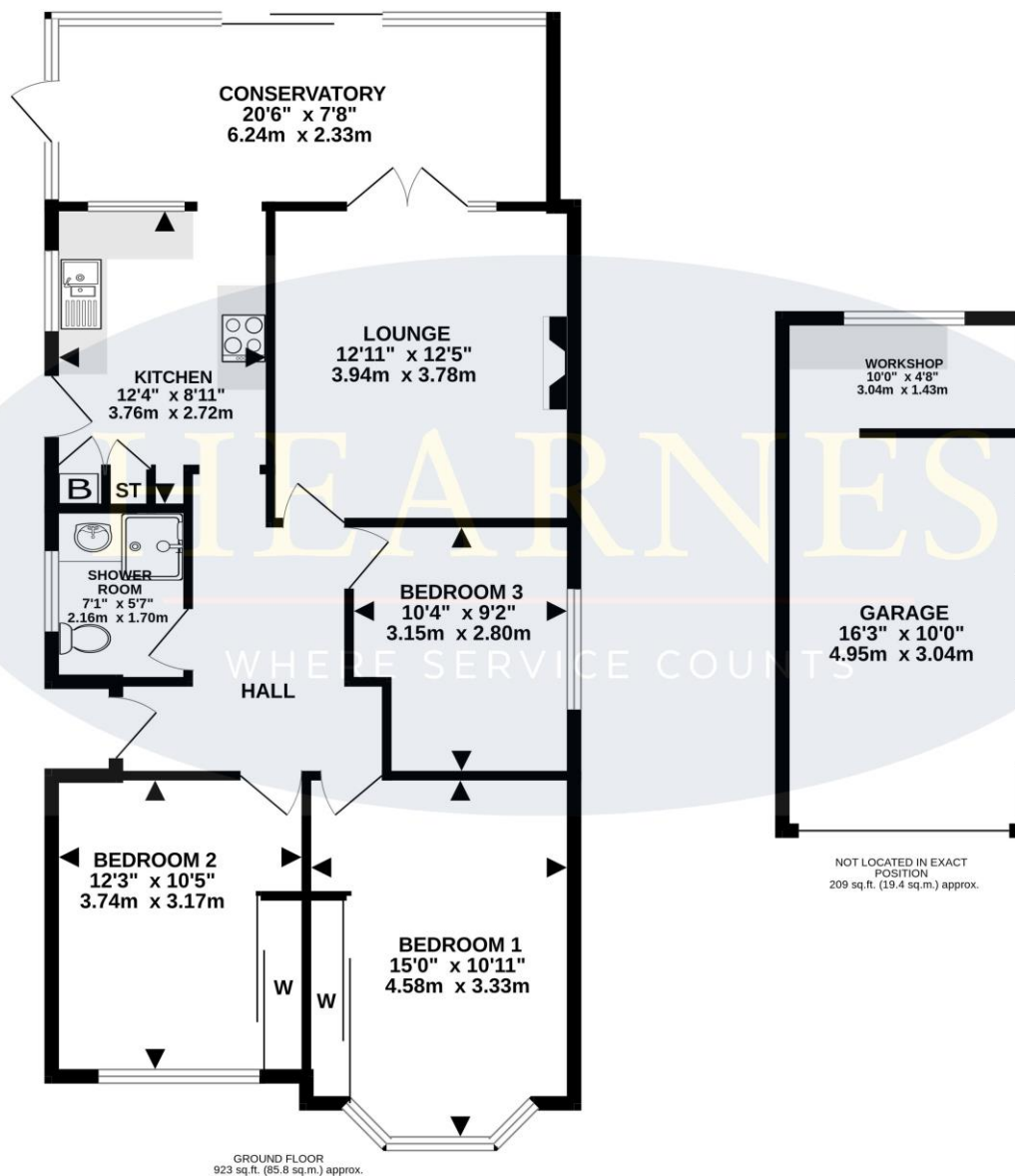
**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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