



Acland Road, Bournemouth  
Dorset

# Acland Road, Bournemouth, Dorset

A well presented three double bedroom detached character home, ideally situated within a popular residential location offering easy access to Bournemouth Town Centre and transport links. The property has been beautifully maintained by the current owner and provides generous accommodation throughout, including an impressive living room, separate dining room, modern kitchen and a private rear garden.

On entering the property, an enclosed entrance porch leads into a spacious hallway with stairs rising to the first floor. To the front, a bright and well proportioned living room features a box bay window overlooking the front aspect. To the rear, a separate dining room enjoys views over the garden. The modern galley kitchen is fitted with a range of floor and wall mounted units, finished with contrasting work surfaces, and provides access to the rear garden via a useful covered lean-to with power. A WC beneath the stairs completes the ground floor accommodation.

The first floor comprises three double bedrooms, with bedrooms one and two being particularly well sized, while the third is currently arranged as a study. The accommodation is completed by a modern family bathroom featuring a WC, wash hand basin, and bath with shower over.

Externally, the property benefits from a private rear garden, mainly laid to lawn with a selection of established borders and a feature pond.

**EPC RATING: D**

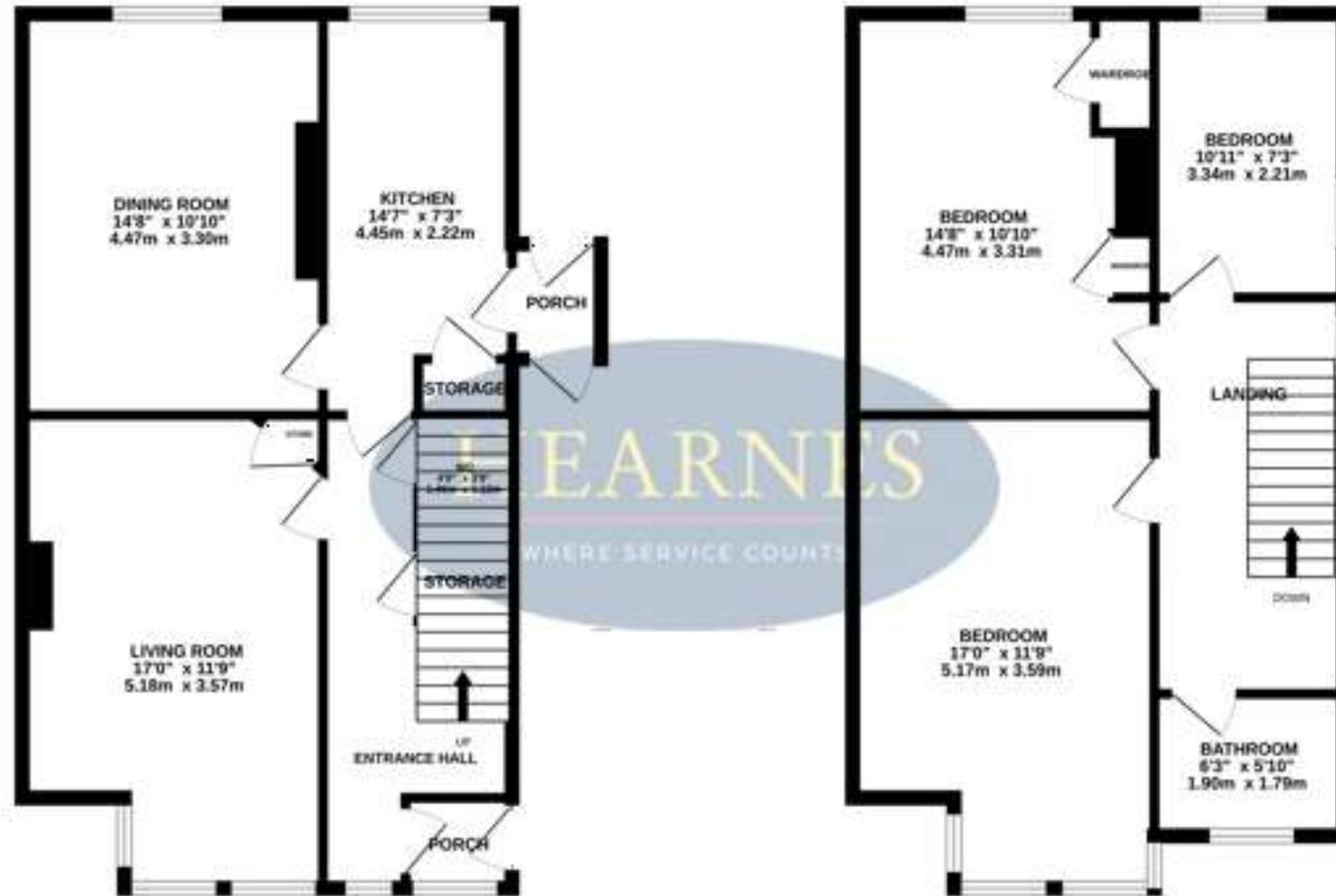
**COUNCIL TAX BAND: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.

1ST FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1255 sq.ft. (116.6 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.  
Made with Intergoal 02/02

0

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

