



**Palfrey Road, Northbourne
Dorset, BH10 6DL**

FREEHOLD PRICE

£350,000

“Detached bungalow in need of modernisation, in a highly sought after location with no chain”

This traditional detached bungalow provides is situated in a prime location a short level distance from Hill View shopping parade and regular bus routes on Leybourne Avenue to Kinson and Moordown.

The property offers an excellent opportunity to update and modernise and comes to the market offered with no onward chain.

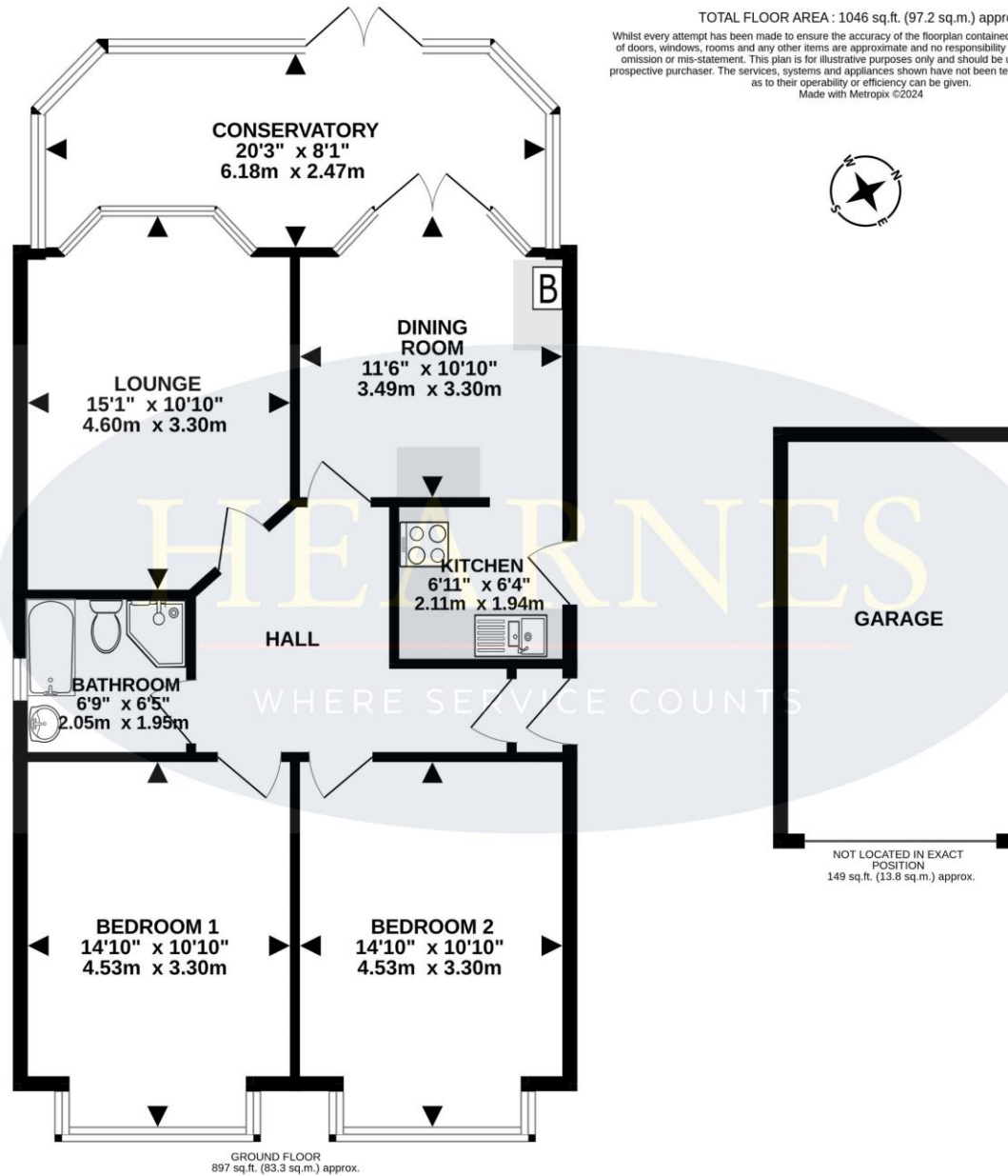
- **Entrance lobby**
- Spacious **entrance hall**
- **Living room** with bay window to the rear aspect
- **Reception room/dining room** with French doors to the conservatory and a range of fitted units and wall-mounted boiler
- **Kitchen** with a range of base and wall mounted units, worktops, sink unit, space for a cooker and a door out to the side driveway
- **Study/bedroom** adjacent to the kitchen offering potential to enlarge the kitchen
- **Conservatory** built across the rear of the bungalow with double glazed windows and patio doors to the garden, pitched roof and radiator
- **Two double bedrooms** both with box bay windows and wardrobes to bedroom one
- **Family bathroom** with a modern white suite comprising panelled bath with mixer taps, wc, pedestal wash hand basin, separate corner shower cubicle, window and tiled walls
- Driveway providing **parking for several vehicles** with timber double gates giving access to the **detached garage/workshop**
- **Rear garden** set as a blank canvas providing scope for landscaping
- **Driveway** providing parking for several vehicles with timber gates leading to a detached garage/workshop
- **Further benefits include:** gas fired central heating, double glazing

COUNCIL TAX BAND: D

EPC RATING: E



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



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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WHERE SERVICE COUNTS

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