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ESTATE AGENTS



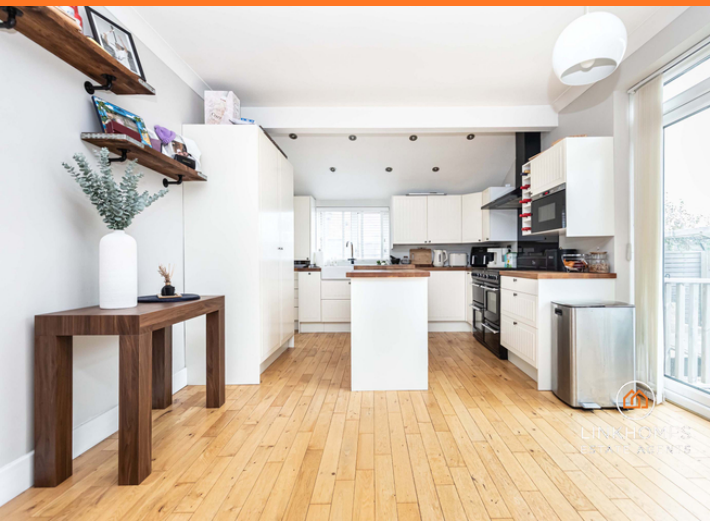
13 Acton Road, Bournemouth, Dorset, BH10 4DW
Guide Price £390,000

**** NO FORWARD CHAIN ** CORNER PLOT **** Link Homes Estate Agents are delighted to present for sale this four bedroom, two bathroom detached property situated on a corner plot in the heart of BH10. Benefitting from an array of standout features including four good-sized bedrooms with bedroom two offering a dressing room and en-suite. Open plan kitchen/dining room with integrated appliances and an island; a separate living room with feature wood burner, a modern three-piece downstairs bathroom suite, and separate utility room with space for two appliances. Low-maintenance garden with a feature pergola and garden room offering power. Shingle and hard standing driveway for multiple vehicles to the side of the aspect of the property. This property is a must view to appreciate the accommodation on offer!

Acton Road is situated in the much-desired and residential BH10 postcode, just moments away from Wallisdown High Street offering various local amenities including Tesco Express, Wallisdown Pharmacy, The Post Office, Boots Opticians, Aldi supermarket and main bus routes to both Bournemouth and Poole. Turbary Retail Park is located just 1.6 miles away which offers popular shops including The Range with DeeDee's cafe, Dunelm, Matalan, TK Maxx and many more. Local schools include Hill View Primary Academy, Kingsleigh Primary School and Glenmoor & Winton Academies, which are all located under 1.5 miles away. A truly great location!

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hall

Coved and smooth set ceiling, ceiling light, smoke alarm, front door to the front aspect, cupboard housing the consumer unit, Hive system, carpeted stairs with wooden balustrades and feature glass panel to the first floor, power points, radiator, storage cupboard and solid oak flooring.

Living Room

Coved and smooth set ceiling, ceiling light, double-glazed UPVC bay window with fitted blinds to the front aspect, frosted windows with fitted blinds to the side aspect, log burner, radiator, power points, television point and solid oak flooring.

Kitchen

Coved and smooth set ceiling, ceiling light and down lights, double-glazed UPVC French doors to the side aspect, double-glazed UPVC windows with fitted blinds to the rear aspect, wall and base mounted units, double butler sink with mixer taps, seven-point gas hob with integrated oven and overhead extractor fan, integrated microwave, cupboard housing the boiler, integrated longline fridge, integrated dishwasher, island with two under-counter integrated freezers, power points and solid oak flooring.

Utility Room

Smooth set ceiling, down lights, double-glazed Velux-style window to the rear aspect, double-glazed UPVC single door to the rear aspect, wall mounted units with a counter top, space for a washing machine and tumble-dryer, radiator, power points with USB charging and solid oak flooring and coconut mat.

Bedroom One

Coved ceiling, ceiling light, double-glazed UPVC bay window with fitted blinds to the front aspect, frosted windows with fitted blinds to the side aspect, radiator, power points and carpeted flooring.

Bedroom Three

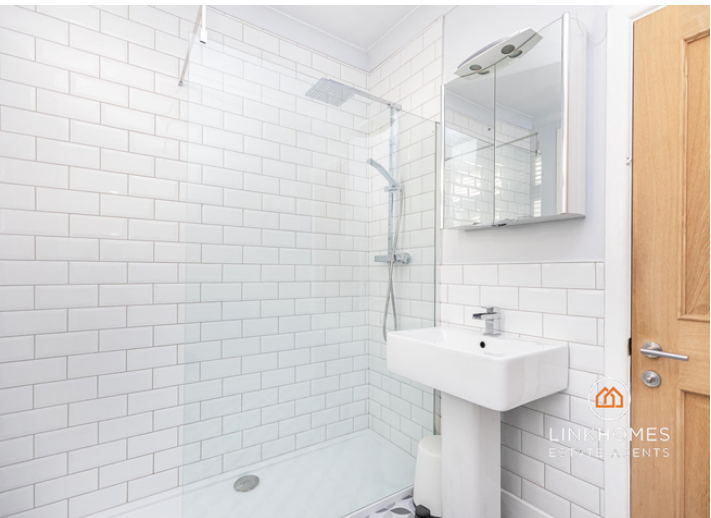
Coved and smooth set ceiling, ceiling light, double-glazed UPVC window with fitted blinds to the side aspect, radiator, storage cupboard, television point, power points and solid oak flooring.

Bedroom Four

Smooth set ceiling, ceiling light, smoke alarm, double-glazed UPVC windows with fitted blinds to the side and rear aspect, wall-mounted electric radiator, television point, power points and solid oak flooring.

Bathroom

Coved and smooth set ceiling, ceiling lights, frosted single-glazed window, partially-tiled, double walk-in waterfall shower with extra showerhead and glass shower screen, pedestal sink with mixer taps, toilet, wall-mounted cabinet with mirrored front and vinyl flooring.



First Floor

Bedroom Two

Smooth set ceiling, ceiling light, double-glazed Velux-style window with integrated black out blinds to the front aspect, sliding wooden doors with eaves storage space, power points with USB charging, carpeted flooring and accessible loft storage.

Dressing Room

Smooth set ceiling, ceiling light, double-glazed Velux-style window with integrated black out blinds to the side aspect, built-in hanging rail, power points and carpeted flooring.

En-Suite

Smooth set ceiling, ceiling light, double-glazed Velux-style window with integrated blackout blinds to the rear aspect, fully-tiled, enclosed shower with glass shower screen, toilet, feature sink with under-storage, wall-mounted cabinet with mirrored front and tiled flooring.

Outside

Garden

Partial decking, partial shingle, surrounding wooden fences, raised feature sleepers with shrubbery, feature pergola, shed offering power, a woodstore, outside light, wooden gate allowing side access, a good-sized garden room with power points, USB charging and external downlighting to the front and side aspect of the property controllable through 'Hive'

Side Aspect

Partial laid to lawn, shingle, block-paved path to the front door, surrounding wood fences, outside light, side-gated access to both sides of the garden and a shingle and hard standing driveway for multiple vehicles.

Useful Information

Agent's Notes

Tenure: Freehold
EPC: E
Council Tax Band: D - Approximately £2,254.94 per annum.

Stamp Duty

First Time Buyer: £4,500
Moving Home: £9,500
Additional Property: £29,000