

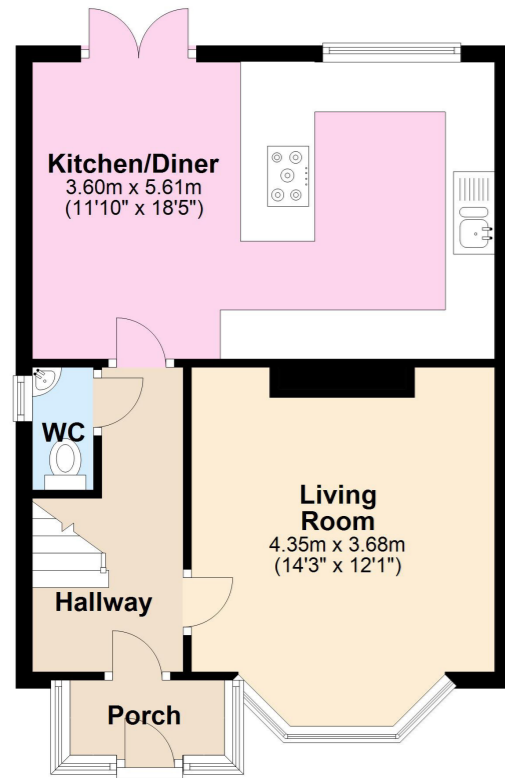
Link Homes

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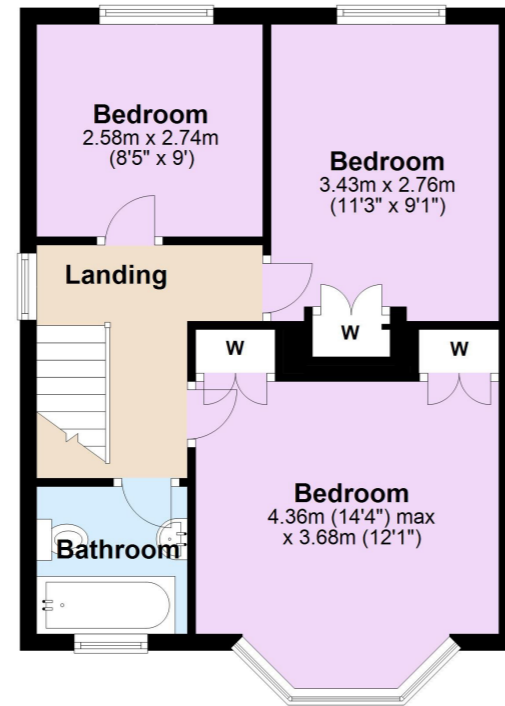


LINKHOMES  
ESTATE AGENTS

Ground Floor



First Floor



Total area: approx. 85.6 sq. metres (921.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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.  
Plan produced using PlanUp.



88 Acland Road, Bournemouth, Dorset, BH9 1JH  
Guide Price £390,000

**\*\* PERFECT FAMILY HOME \*\* VENDOR SUITED \*\*** Link Homes Estate Agents are delighted to present for sale this three bedroom detached house in the heart of BH9. Benefitting from an array of standout features including three good-sized bedrooms with bedrooms one and two offering built-in wardrobes, a modern open-plan kitchen/dining room with a feature breakfast bar, a separate living room with bay windows, a relaxing and private tiered exotic garden with space for a hot tub, a downstairs WC, ample storage throughout and a block-paved driveway with parking for one vehicle! This is a perfect family home and is a must view to avoid disappointment!

Acland Road is situated in the BH9 postcode with both Winton and Moordown High Street within walking distance which offers a variety of amenities including Co-Op, The Post Office, Sainsbury's, Otto Coffee House and other independent businesses. Bournemouth Town Centre and Castlepoint are a short drive away offering a range of shops and other useful amenities. Local schools include Moordown St John's Primary School, Queens Park Academy and Winton Primary School which is located just over a mile away. Castlepoint and Mallard Retail Park is only a short drive away and the Wessex Way is situated just over two miles away giving direct access to the M27 Motorway with London roughly just 2-hour 30 minutes commute. 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 Porch

Wooden panelled ceiling, UPVC double glazed triple aspect windows to the front and side, UPVC double glazed single door to the front aspect and tiled flooring.

### Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, radiator, wooden front door with frosted glass to the front aspect, cupboard with the consumer unit enclosed and wooden click board flooring.

### Living Room

Coved ceiling, ceiling lights, UPVC double glazed bay window to the front aspect, two radiators, power points, wooden serving hatch to the kitchen, television point, 'Heatmiser' thermostat, telephone point and carpeted flooring.

### Open Plan Kitchen/Diner

Coved ceiling, spot lights, UPVC double glazed window to the rear aspect, UPVC double glazed French doors to the rear aspect, wall and base fitted units, tiled splash back, one and a half bowl butler sink, space for a dishwasher, space for a washing machine, space for an American style fridge/freezer, space for a longline fridge/freezer, integrated 'Bosch' grill and oven, cupboard with bins enclosed, power points, cupboard with the combination boiler enclosed, five point 'Bosch' gas hob with overhead stainless steel extractor fan, two cupboards with pull out or rotating shelves, breakfast bar with room for stools, power points with USB charging, feature mantel and wooden click board flooring.

### Downstairs W/C

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, toilet, wall mounted sink with tiled splash back and vinyl flooring.

## First Floor

### Landing

Coved ceiling, ceiling light, smoke alarm, loft hatch (fitted ladder, light and partially boarded), UPVC double glazed frosted window to the side aspect and carpeted flooring.

### Bedroom One

Coved ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiator, fitted wardrobes, air conditioning unit, power points and carpeted flooring.



### Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, fitted wardrobes, television point, power points and laminate flooring.

### Bedroom Three

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

### Bathroom

Coved ceiling, spotlights, extractor fan, UPVC double glazed frosted window to the front aspect, panelled bath with glass shower screen, overhead waterfall electric shower and extra shower head, toilet, wall mounted sink with under storage, wall mounted vanity with feature lighting, wall mounted heated towel rail, tiled walls and tiled flooring.

## Outside

### Garden

Tiered garden, decking with glass panels and stairs leading to the lawn, space for a hot tub on reinforced concrete, surrounding wooden fences, a shed, surrounding shrubbery, raised sleepers, banana tree, sand pit, outside tap, door leading to side return with a bike lock up and option for electricity and storage under the decking area.

### Driveway

Blocked paved driveway with space for one vehicle, surrounding brick walls and shrubbery.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: C - Approximately £1,909.11 per annum.

### Stamp Duty

First Time Buyers: £0  
Moving Home: £7,000  
Additional Property: £26,500