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53 Acland Rd, Bournemouth, BH2 6NR

Guide Price £375,000

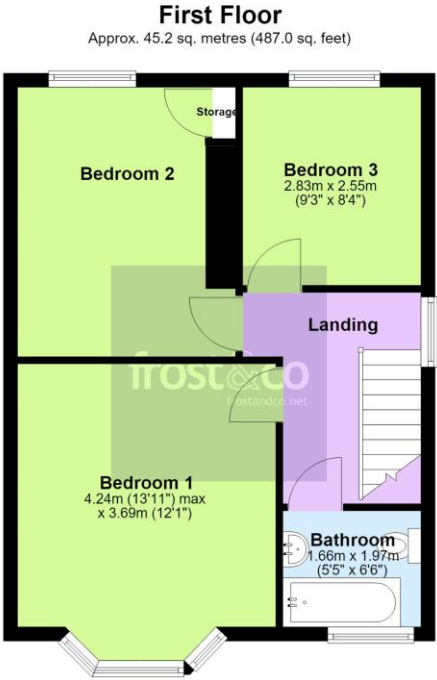
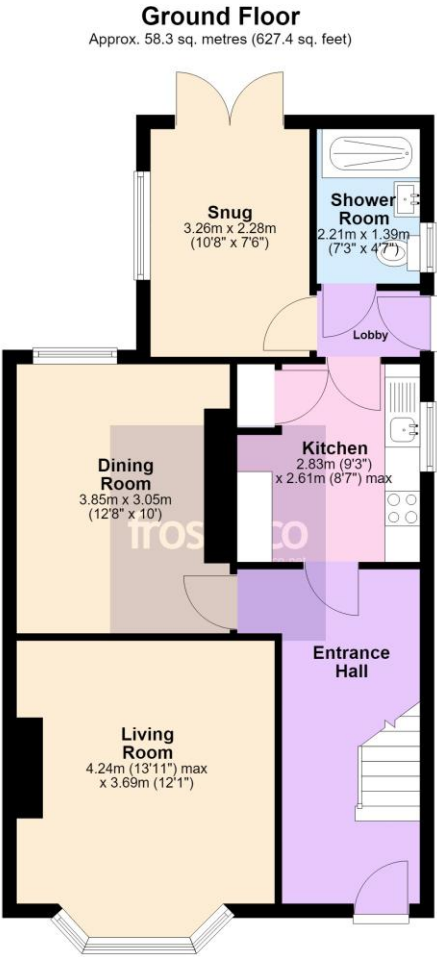


This attractive detached house offers generous and versatile accommodation arranged over two floors, together with a sunny aspect rear garden and off-road parking to the front. Currently operating as a student HMO, the property will require a change of use back to residential as part of the sales process, providing an excellent opportunity for a buyer to create a spacious family home in a well-established residential setting.

A welcoming entrance hall provides access to the principal ground floor rooms, including the comfortable living room overlooking the front aspect and benefiting from a bay window, while the separate dining room enjoys views over the rear garden. The kitchen is well equipped with plenty of storage and work surface, inset sink, integral gas hob with electric oven beneath and extractor above, together with space for an upright fridge/freezer and plumbing for a washing machine. An inner lobby provides access to the side of the property and through to the rear garden, while the versatile snug/garden room is a particularly useful additional reception space. Dual aspect and filled with natural light, it features double doors opening directly onto the garden, making this an ideal space for relaxing, entertaining or enjoying a closer connection with the outdoors. A ground floor shower room completes the accommodation on this level.

Upstairs, there are three well-proportioned bedrooms. Bedroom one is a generous double with attractive bay window, bedroom two is another good-sized double positioned to the rear and benefits from built-in cupboard storage, while bedroom three provides a further comfortable double bedroom. The family bathroom is fitted with a matching three-piece suite comprising bath with shower over, wash basin and WC, together with heated towel rail. A good-sized landing with useful storage cupboard above the stairs provides access to all three bedrooms and the bathroom.

Outside, the property benefits from a dedicated parking space to the front, while the rear garden enjoys a particularly pleasant sunny aspect. The garden features decorative shingle adjoining the property, with the remainder predominantly laid to lawn and complemented by mature shrubs and established trees to two sides, creating a private and established outdoor space.



Total area: approx. 103.5 sq. metres (1114.4 sq. feet)

Freehold

Currently a student HMO

Will require change of use back to residential as part of sales process

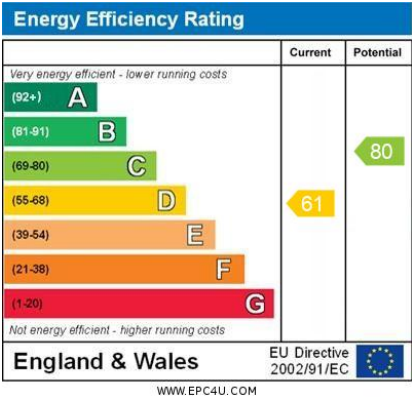
C/Tax: Band 'C'

EPC Rating: 'D'

Off Street Parking

Rear Garden

No Forward Chain





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