

**17 Larksfield Avenue, Muscliff,
Bournemouth, BH9 3LW**



Property overview

Guide Price £315,000

A three bedroom semi-detached house in need of some modernisation situated in the popular Muscliff Area perfect for access to sought after primary and secondary schools, doctors surgery, Tesco Express, dentist and pharmacy.

Hallway, downstairs W.C., open plan lounge/diner, and conservatory on the ground floor.

Driveway parking, front garden area (potential extra parking), and South Westerly facing rear garden.

Also convenient for bus stops (to town centre, Castlepoint shopping centre, JP Morgan/Chase, RB Hospital), Stour Valley Nature Reserve, Muscliffe Park and other green spaces, and travel routes further afield.

Three double bedrooms, landing and modern shower room (previously bathroom) on the first floor.

Modern electric consumer unit, gas fired central heating (modern boiler), UPVC DG, and solar panels (providing income and lower bills). Vacant possession, no forward chain.

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The accommodation offers hallway, downstairs W.C., open plan lounge/diner, and conservatory on the ground floor. Three double bedrooms, landing and modern shower room (previously bathroom) on the first floor.

The property also benefits from driveway parking, front garden area (potential extra parking), South Westerly facing rear garden, modern electric consumer unit, gas fired central heating (modern boiler), UPVC double glazing and solar panels (providing income and lower bills). Vacant possession, no forward chain.



Accommodation

Entrance Via:

UPVC double glazed door with storm porch to:

Hallway: 9' 6" x 8' 9" (2.89m x 2.66m)

Smoke alarm, central heating thermostat, radiator, telephone point, stairs to first floor (with stair lift currently – can be removed), understairs cupboard (providing storage, also housing electric consumer unit (installed 2014), electric meter, solar panel meter and telecom security box, light point), door to kitchen, door to:

Downstairs W.C.:

Obscured window to front aspect, W.C., wash hand basin, mirror.

Kitchen: 10' 1" x 9' 6" (3.07m x 2.89m)

Windows to side and rear aspects, range of eye and base level units, roll edged work surfaces, part tiled walls, one and a half bowl sink/drain with mixer tap over, space for gas cooker with hood over, space and plumbing for washing machine, Viessmann boiler serving the central heating and hot water systems, obscured door to side path, door to:

Lounge/Diner Overall: 23' 11" x 11' 11" (7.28m x 3.63m)

Dining Area: 12' 0" x 11' 0" (3.65m x 3.35m)

Stone and brick effect clad chimney breast, TV point, telephone point, patio doors to conservatory, opening to:

Lounge Area: 12' 0" x 11' 0" Plus Bay (3.65m x 3.35m)

Bay window with shutters to front aspect, TV point, telephone point, radiator, semi-partition with shelving.

Conservatory: 12' 1" x 11' 2" (3.68m x 3.40m)

Sloping polycarbonate roof, windows to side and rear aspects, power and light, radiator, tiled floor, patio doors to rear garden.

First Floor Landing:

Hatch to loft, smoke alarm, radiator, obscured window to front aspect on half return, doors to accommodation.

Bedroom One: 11' 0" x 9' 10" plus wardrobe (3.35m x 2.99m)

Smoke alarm, window to front aspect with shutters, radiator, mirror fronted wardrobes (providing shelving, storage and hanging space).

Bedroom Two: 11' 2" x 9' 11" plus wardrobe (3.40m x 3.02m)

Smoke alarm, window to rear aspect, telephone point, radiator, range of wardrobes (also housing hot water tank and incorporating overhead storage and dressing table).

Bedroom Three: 9' 6" x 8' 0" plus wardrobe (2.89m x 2.44m)

Smoke alarm, window to rear aspect, radiator, telephone point, mirror fronted wardrobes (providing shelving, storage and hanging space).

Shower Room: 6' 3" x 6' 1" (1.90m x 1.85m)

Obscured window to side aspect, part tiled walls, floating wash hand basin (with storage below and mirror, showing point and light over) W.C., double width shower tray with glazed shower screen and inset mixer shower over (with seat and grab rails), chrome ladder style towel radiator, extractor fan.

Externally:

Front part laid to tarmac driveway, part laid to shingle (could be further off-road parking), enclosed by low level brick wall, path to front door. side gate and path further lead past kitchen door to rear garden. Rear garden is laid to several patio areas, section laid to shingle, outside tap, pergola and shed for storage.

Shed: 9' 6" x 5' 9" (2.89m x 1.75m)

Timber construction, window to front aspect, workbenches.

Agents Note:

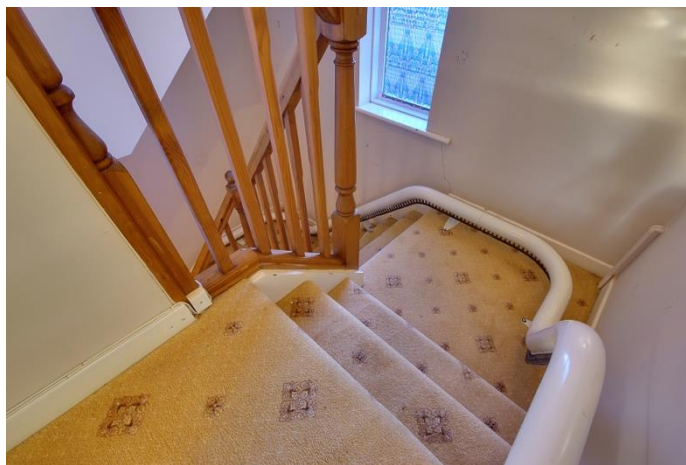
There are numerous cracks around the property which are longstanding. However, for security, the vendors spoke to their insurance company to investigate if there are any structural issues. This inspection has been carried out and their engineer has stated there is no evidence of recent or progressive subsidence damage to the property. We can supply this paperwork to all prospective purchasers.

We have also been supplied paperwork by the vendors which details a subsidence claim (1999) and subsequent remedial work relating to a defective rainwater gully (works including remedial work to the house and a new soak away). A second subsidence claim (2007/2008) was also made and subsequent remedial work relating to a failed drain. This paperwork is also available for prospective purchasers to review. We also have a copy of the current insurance policy.

We are prepared to share all of the correspondence we have relating to these works with any prospective purchaser.

Photography

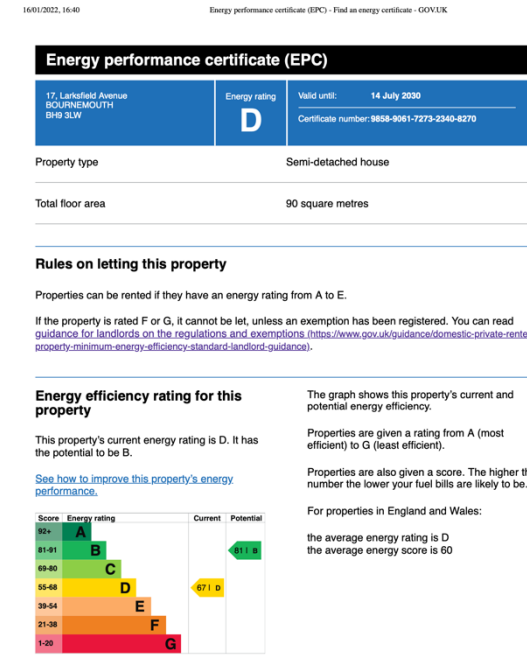






Floor Plan

EPC



<https://find-energy-certificate.service.gov.uk/energy-certificate/8858-9061-7273-2340-8270?print=true>

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details

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