

1 The Sidings, Stourvale Road, Southbourne, BH6 5HJ



Property overview

Guide Price £350,000

A modern detached house situated in the popular Southbourne Area, convenient for Southbourne High Street (0.8 miles), Southbourne Beaches (1.3 miles), Hengistbury Head (2.0 miles), Christchurch Town Centre (2.2 miles), Bournemouth Town Centre (4.0 miles), Poole (9.1 miles), and within the Stourfield School catchment. Appropriately named 'The Sidings' as a nod to the location next to the railway line.

The house was designed to give the convenience of modern living in a building with character and personality with feature warehouse style full height (12'3 at peak) vaulted ceilings on the first floor, and external styling including 'Lacy" brickwork features, full height windows, and aluminium grey box guttering and down pipes.

The accommodation offers 17'3 kitchen/diner/family room (with fully integrated appliances), living room, downstairs W.C., contemporary bathroom, master bedroom (13'6) and second bedroom (12'5).

The property also benefits from remainder of 10 year ICW warranty, gas fired central heating (with 'wet' underfloor heating on the ground floor), uPVC double glazing, LED lighting, and landscaped garden area (previously a multi-use courtyard/car parking area with dropped kerb - could be re-established). Ideal first time buy, family home, holiday residence, or buy to let.



Accommodation

Entrance Via:

Composite front door with glazed side light to:

Living Room: 15' 10" narrows to 9' 4" (2.84m) x 12' 5" (4.82m x 3.78m)

Smoke alarm, Inset spots over entrance area, uPVC double glazed window to side aspect, feature full height uPVC double glazed window to front aspect, TV point, telephone point, under stairs storage cupboard providing storage, cupboard housing electric consumer unit, stairs to first floor, doors to downstairs W.C., French doors to:

Kitchen/Diner/Family Room: 17' 3" x 12' 3" (5.25m x 3.73m)

Inset spot lights, smoke alarm, feature full height uPVC double glazed windows to front and side aspects, UPVC double glazed door to side aspect leading to courtyard parking area, range of eye level and base level units, solid oak work surfaces, integrated dishwasher, integrated washing machine, integrated fridge freezer, AEG integrated oven with AEG four ring gas hob and hood over, inset one and a half bowl sink/drainers with mixer tap over, cupboard housing gas-fired combination boiler serving the central heating and hot water systems, TV point, digital under floor heating control panel, oak effect Karndean flooring.

W.C.:

Low-level W.C. with concealed cistern, wash hand basin with storage unit below, oak effect Karndean flooring.

First Floor Landing:

Full vaulted ceiling over stair half return and landing, hatch to loft area, digital central heating control panel, feature semi-obscured full height UPVC double glazed window to front aspect, doors to accommodation.

Bathroom:

Inset extractor fan, part tiled walls, contemporary bathroom furniture incorporating low-level WC with concealed cistern, feature one-piece sink and countertop with mixer tap over and storage below, chrome ladder style towel radiator, panelled bath with mixer tap and glazed shower screen over, oak effect Karndean flooring.

Bedroom One: 13' 6" max x 12' 5" (4.11m x 3.78m)

Feature vaulted ceiling, Wall light points, radiator, feature full height semi-obscured UPVC double glazed window to front aspect, TV point.

Bedroom Two: 12' 5" x 12' 3" (3.78m x 3.73m)

Feature vaulted ceiling, wall light points, feature full height semi-obscured UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, radiator, TV point, telephone point.

Externally:

The side landscaped garden space is part laid to shingle with timber planting retainers all enclosed by timber fencing with mixed Cotswold gravel. External lighting, gate to pavement.

There is also a lean to shed on the left-hand side of the house providing external storage.

Parking:

(Side garden previously set up as a multi-use car parking space / courtyard with dropped kerb that could be re-established if required. There is unrestricted parking on the road nearby).

Photography

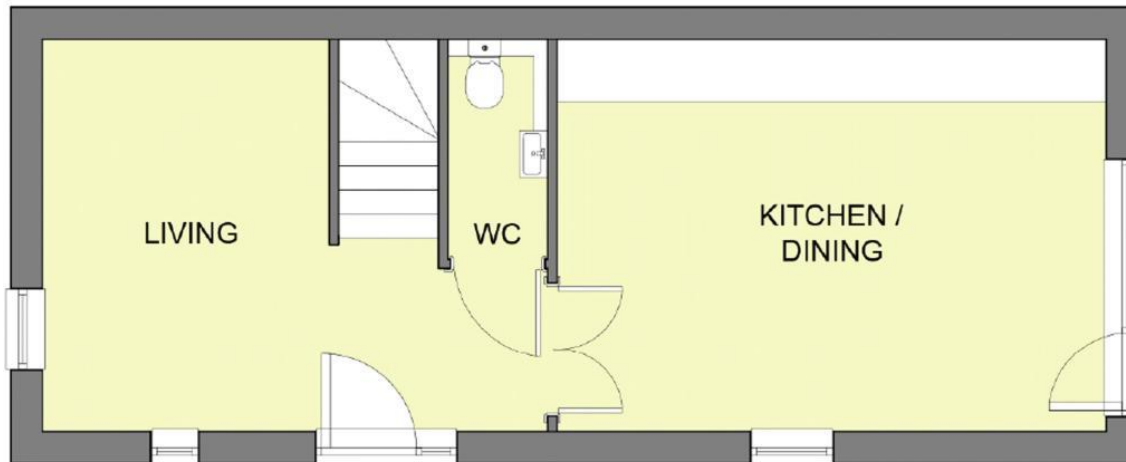
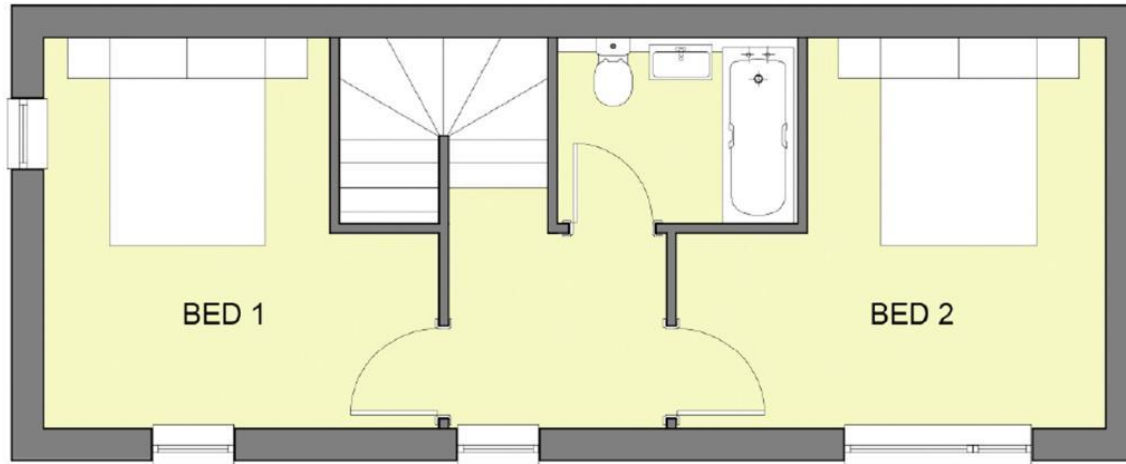








Floor Plan



EPC

Energy performance certificate (EPC)

1 The Sidings Stourvale Road BOURNEMOUTH BH6 5HJ	Energy rating B	Valid until: 13 August 2028 Certificate number: 8904-1645-4939-5907-5583
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Property type	Detached house
Total floor area	77 square metres

Rules on letting this property

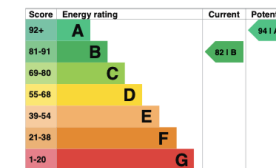
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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