

**11, Shawford Road,
Bournemouth, BH8 0PD**



Property overview

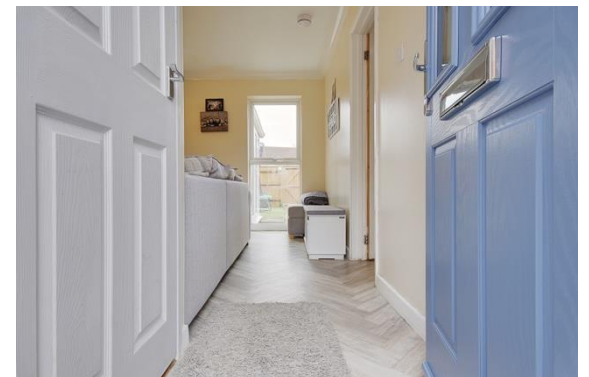
Guide Price £255,000

A two bedroom terraced house in a quiet cul-de-sac in Throop. The property has been reconfigured by the vendors over the years to accommodate their needs - relocation of the front door and incorporation of entrance lobby to make a bigger kitchen, added a conservatory, and split the second bedroom into two rooms (to make a third box bedroom.) The split second bedroom could easily be converted back into a double bedroom if required.

Convenient for the popular shops and restaurants of Castlepoint shopping centre (0.7 miles), Royal Bournemouth Hospital (1.8 miles), popular primary secondary and grammar schools as well as travel routes to Bournemouth (3.7 miles), Christchurch (3.8 miles, South Bourne (4.0 miles) and Poole (8.5 miles).

The accommodation currently offers a 14'2" lounge/diner, conservatory, kitchen, under-stairs storage and rear patio/garden (with rear access to Chesildene Drive). Upstairs there is a landing, two bedrooms (second bedroom is currently split to create a third box bedroom) and a bathroom.

The property also benefits from the use of two allocated parking spaces, double glazing, and gas-fired central heating.



Accommodation

Front External:

Triangular section of hard standing with path to front door. Short walk to the residents' car park, composite front door to:

Lounge: 41' 2" max x 14' 1" max (12.54m x 4.29m)

Smoke alarm, full height window to rear aspect, under stairs cupboard providing storage, TV points, vinyl herringbone tiled floor, stairs to first floor, door to kitchen, French doors to conservatory.

Kitchen: 14' 2" max x 6' 1" (4.31m x 1.85m)

Window to front aspect, window to rear aspect, part tiled walls, range of eye and base level units, work surfaces, stainless steel sink drainer with mixer tap over, integrated electric oven with induction hob over, space for slimline dishwasher, space for washing machine, space for tumble dryer, space for fridge/ freezer, vinyl herringbone tiled floor.

Conservatory: 9' 10" x 9' 10" (2.99m x 2.99m)

Sloping polycarbonate roof, windows to side and rear aspects, access to gas meter, tiled floor, French doors to rear patio and garden.

First Floor Landing: 5' 10" x 2' 9" (1.78m x 0.84m)

Smoke alarm, hatch to loft, window to front aspect, door to bedroom one, door to bathroom, original doorway to what was bedroom two, now inner lobby.

Bedroom One: 10' 11" to front of cupboards x 8' 0" plus door recess (3.32m x 2.44m)

Window to rear aspect, radiator, louvred doors to overstairs cupboards providing storage and hanging space, further cupboard providing shelving storage and space.

Bedroom Two: 8' 2" x 6' 3" (2.49m x 1.90m)

Window to rear aspect, radiator.

Bedroom Three: 7' 8" narrowing to 5' 1" x 6' 0" narrowing to 2' 11" (2.34m x 1.83m)

Window to rear aspect, radiator.

Rear External:

Patio area, mainly laid to artificial grass, additional decking area, all enclosed by timber fencing, rear access gate to Chesildene Drive.

Residents Car Park:

There are two allocated spaces in tandem on the title of this house in the resident's car park close by. Also unrestricted parking on the road just outside the cul-de-sac.

Photography













Floor Plan



EPC

11, Shawford Road BOURNEMOUTH BH8 0PD	Energy rating C	Valid until: 22 April 2029 Certificate number: 8811-7024-6420-3407-8926
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Property type	Mid-terrace house
Total floor area	55 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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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