

**1, Oakwood Road,
Bournemouth, BH9 3DF**



Property overview

Guide Price £400,000

An extended three bedroom detached house, currently a residential family house (previously a nursery) offering flexible accommodation, situated in Oakwood Road, convenient for popular local schools, Charminster high street, Winton high street, and Castle Lane with easy access to Castlepoint, JP Morgan, Littledown and Bournemouth Hospital and travel routes to Bournemouth Town Centre.

The ground floor offers hallway with useful under-stairs study area, lounge open with reception room two (could be used as additional bedrooms), kitchen/breakfast room, dining room, downstairs W.C., two walk in cupboards, and extension room (currently used as a studio/bedroom, utility lobby and further internal room - could be a potential annexe or additional reception space etc).

The first floor offers the original three double bedrooms and a bathroom. The property also benefits from front, side and rear garden areas, car port, driveway parking, uPVC double glazing and gas fired central heating. Ideal family home, investment, home and income, or multi-generational family home.

Orientation Note: For consistency in the internal and external description we have described the 'front' being the Malvern road side of the plot, and the 'side' as being the Oakwood Road side of the plot. The plot is on the corner of Malvern and Oakwood Road.



Accommodation

Entrance Via:

Sheltered storm porch, external light point, entrance lobby, doorway to:

Hallway: 22' 2" max x 5' 8" max (6.75m x 1.73m)

Smoke alarm, central heating thermostat, security entry phone, radiator, doors to accommodation, stairs to 1st floor, steps down to:

Under-Stairs/Study Area: 7'5" max from top step x 5'3" max (2.26m x 1.60m)

Exposed brick and wood panelling, cupboard (housing electric consumer units and meter), space for desk, chair and storage.

Open plan lounge/Reception Two Overall: 24' 6" x 13' 1" (7.46m x 3.98m)

Lounge: 12' 0" max x 11' 1" (3.65m x 3.38m)

Two windows to front aspect, radiator, fire surround, shelving, 7'8" opening to:

Reception Two 13' 0" x 12' 1" (3.96m x 3.68m)

(Also accessible from hallway). Bay window to front aspect, radiator, stone fire surround with matching display plinths, shelving.

Kitchen/Breakfast Room: 16' 5" x 11' 10" (5.00m x 3.60m)

Windows to side and rear aspects, range of eye and base units, full height shelving unit, recess with range cooker and hood) under, space and plumbing for washing machine and dishwasher, space for low level fridge, serving opening to dining room, gas fired combination boiler, 1 1/2 bowl stainless steel sink with mixer tap over, additional inset stainless steel sink with mixer tap over, part tiled walls, work surfaces, additional breakfast bar area with shelving below, radiator, opening to dining room, doorway to:

Cupboard: 4' 10" x 3' 9" (1.47m x 1.14m)

Wood panelled walls, burglar alarm control panel, providing hanging shelving and storage space.

Dining Room: 16' 7" x 8' 2" (5.05m x 2.49m)

Feature wooden beams, part wood panelled walls, part exposed brick wall, radiator with cover, French door leading to rear decking and garden, door to WC, lobby, extension room, and:

Recess/Cupboard: 4' 11" x 4' 1" (1.50m x 1.24m)

Currently housing low-level freezer, shelving, room for storage.

WC Lobby:

Side aspect, part tiled walls, wash hand basin, door to:

Downstairs WC:

High-level window to side aspect, part tiled walls, WC.

Extension Room: 20' 4" x 11' 1" (6.19m x 3.38m)

Service hatch to extension loft, smoke alarm, underfloor heating, digital control panel, full height windows and French doors to rear decking and garden, door to:

Utility Lobby: 6' 10" x 3' 3" (2.08m x 0.99m)

High-level window to side aspect, base unit, providing storage with stainless steel sink, mixer, tap, and splash-back tiling over, door to:

Internal Room: 7' 7" x 7' 5" (2.31m x 2.26m)

Window 'borrowing' light from extension room, extractor fan.

First Floor Landing:

Smoke alarm (staircase has feature wrought iron and wooden balustrade and rail), feature original window on half return to side aspect, stripped wooden floorboards, doors to accommodation.

Bedroom One: 13' 1" max into bay x 12' 0" max into recess (3.98m x 3.65m)

Bay window to front aspect, radiator.

Bedroom Two: 12' 0" max into recess x 11' 0" max (3.65m x 3.35m)

Two windows to front aspect, radiator, fitted wardrobe.

Bedroom Three: 11' 3" max x 11' 0" max (3.43m x 3.35m)

Two windows to front aspect, radiator, fitted wardrobe.

Bathroom: 12' 9" x 4' 9" (3.88m x 1.45m)

Semi obscured window to side aspect, fully tiled walls, exposed wooden floorboards, WC, panelled bath (with mixer shower attachment, and triton shower over with glazed shower screen), wash hand basin with storage below and above.

Externally:

The plot is mostly enclosed by high level fencing. There is a 'front' section of garden (concealed but not utilised now).

The main garden area (side and rear) is part laid to artificial grass and part laid to hardstanding with a kids play area, additional decking area (accessed from the extension and dining room).

In practice the dining room door is used as the 'main entrance' as this is closest to the gate which leads to the driveway parking and car port.

There is an additional pedestrian gate from Oakwood Road which is not used but could be reinstated. This gate leads to storm porch (via path) and door leading to the hallway.

There is a timber construction car port with pitched roof and double vehicular gates which could provide off road parking in addition to the open driveway which serves as the main off-road parking for a good-sized vehicle.

Parking is unrestricted on Oakwood Road.

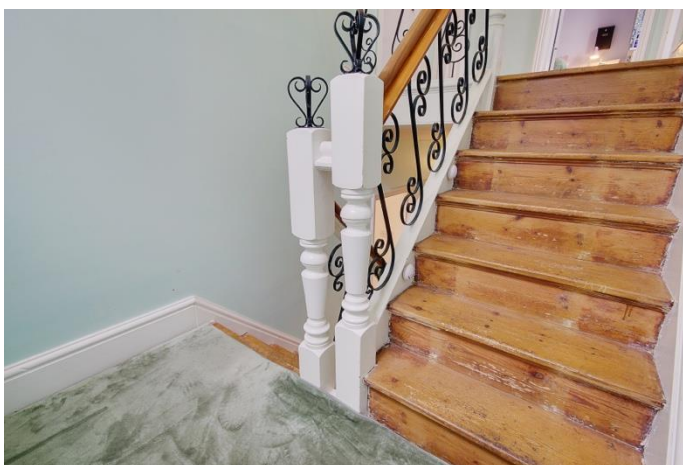
Photography



















Floor Plan



EPC

Energy performance certificate (EPC)			
1 OAKWOOD ROAD BOURNEMOUTH BH9 3DF	Energy rating	Valid until:	7 August 2031
	C	Certificate number:	4162-7790-1655-4225-6739
Property type		C2 Residential Institutions - Residential schools	
Total floor area		163 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A+ to E.			
Energy rating and score			
This property's energy rating is C.		Properties get a rating from A+ (best) to G (worst) and a score.	
		The better the rating and score, the lower your property's carbon emissions are likely to be.	
<p>The energy rating scale ranges from A+ (Under 0) to G (Over 100). A score of 66 is highlighted, corresponding to a rating of C. The scale also indicates a Net zero CO2 target.</p>			

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