

**88, Capstone Road,
Bournemouth, BH8 8RR**



Property overview

Guide Price £380,000

A semi-detached three-bed plus loft room house in Capstone Road, Charminster. Convenient for the local shop, bars and restaurants of Charminster High Street, local nurseries, junior and primary schools, and Bournemouth's beaches. Also well placed for access to the Wessex Way and travel links to Bournemouth (1.3 miles), Boscombe (1.5 miles) and Poole (7.7 miles).

Split over three floors - on the ground floor the accommodation offers entrance hallway, lounge open plan with dining room, galley kitchen, third reception room opening onto the garden with decking area, downstairs WC, utility and connected garage (potentially could be converted into an annex).

Upstairs there's a split-level landing, three bedrooms, a bathroom and an airing cupboard with a paddle staircase up to the loft room currently used as an office. The property also benefits from double glazing, gas fired central heating, and driveway parking.



Accommodation

Front External:

Block paved driveway providing parking for two cars in tandem, raised flower bed, double side gate to side courtyard, front door to:

Entrance Hallway: 23' 3" x 5' 2" max (7.08m x 1.57m)

Stairs to first floor, radiator, under stairs cupboard housing consumer unit and electric meter, door to kitchen and opening to:

Dining Room: 12' 11" x 10' 5" (3.93m x 3.17m)

French doors to patio, radiator, opening to:

Lounge: 12' 4" x 12' 11" (3.76m x 3.93m)

Feature fireplace surround, 2 x radiators.

Kitchen: 16' 4" x 9' 1" (4.97m x 2.77m)

Two windows to side aspect, range of eye and base level units, integrated double oven/grill, integrated dishwasher, gas hob with hood over, space for fridge/freezer, ceramic 1 1/2 bowl sink/drainage with mixer tap over, door to:

Reception Room Three: 22' 0" x 13' 8" (6.70m x 4.16m)

Windows to side and rear aspects, French doors to decking area/garden, 2 x radiators, door to:

Inner Hallway: 2' 9" x 2' 6" (0.84m x 0.76m)

Doors to accommodation and opening to:

Closet: 3' 5" x 2' 5" (1.04m x 0.74m)

Light point, providing storage.

WC: 4' 0" x 2' 5" (1.22m x 0.74m)

Extractor fan, part tiled walls, WC with hidden cistern, wash hand basin.

Utility Room: 8' 11" x 8' 8" (2.72m x 2.64m)

High-level consumer unit, hatch to loft, range of eye and base level units, space for appliances (washing machine, dryer, low-level freezer), tiled flooring, door to garage and door to:

Side Courtyard:

Fence surround, double gate to front.

Garage:

Window to side and rear aspects, door to:

Garden:

Enclosed by fence surround, two decking areas, laid to lawn, raised flower beds.

First Floor Landing (Split-Level): 20' 3" x 5' 3" (6.17m x 1.60m)

Smoke alarm, light pendant with feature ceiling rose, hatch to loft, paddle staircase to loft room, doors to accommodation and door to:

Airing Cupboard: 3' 5" x 2' 5" (1.04m x 0.74m)

Shelving providing storage, VIESSMAN boiler, Drayton Hot Water and Heating control panel, and Hot water tank.

Bedroom One: 16' 3" x 13' 0" max into bay window (4.95m x 3.96m)

Bay window to front, window to front, radiator.

Bedroom Two: 12' 1" x 10' 5" (3.68m x 3.17m)

Window to rear aspect, radiator.

Bedroom Three: (L-Shaped) 9' 1" max x 8' 8" max (2.77m x 2.64m)

Window to rear aspect, radiator.

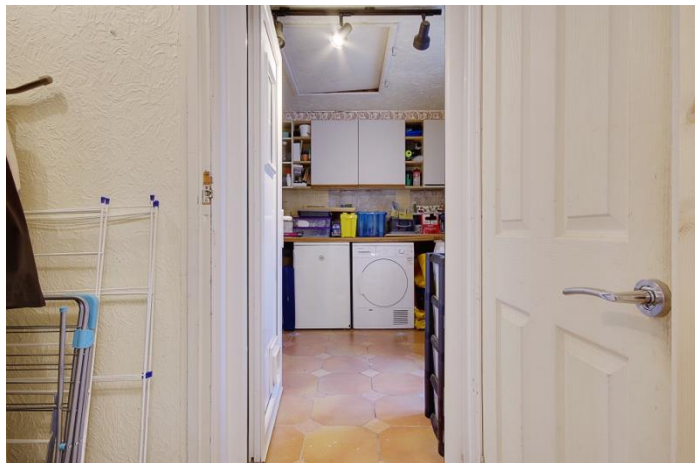
Loft Room: 13' 1" x 11' 2" (3.98m x 3.40m)

Sloped ceilings, skylight, six doors to surrounding eaves storage.

Photography















Floor Plan

EPC



Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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