

# 108, Nortoft Road, Bournemouth, BH8 8PZ



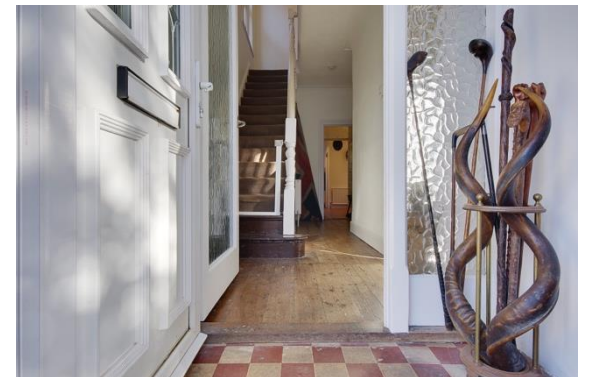
# Property overview

## Guide Price £415,000

A character 4 bedroom detached home in Nortoft Road, Charminster, Bournemouth. Convenient for the shops and popular restaurants of Charminster High Street, Winton (1.2 miles), Bournemouth (1.1 miles), and travel via to Poole (5.5 miles) and Christchurch (5.9 miles).

The accommodation offers an entrance porch, entrance hall, lounge, separate dining room (potential bedroom 5), inner lobby leading to a downstairs WC, and kitchen/diner with utility space. Upstairs there is a landing (with hatch/ladder access to loft for storage), three double bedrooms a fourth single bedroom, and a modern shower room.

The property also benefits from off road parking for one car (with potential to expand), patio/garden and character features throughout (ceiling rose, character architrave, fire surround etc.).



# Accommodation

## **Front External:**

Unrestricted parking on Nortoft Road, driveway for one car, front garden (with potential for multiple cars), side gate to side/rear access, entrance via:

## **Entrance Porch:**

Arched window above door, space for hanging coats, tiled floor, windows and glass door to:

## **Entrance Hallway 16' 8" max x 7' 9" max (5.08m x 2.36m)**

Character architrave, stairs to first floor, radiator, thermostat control, door to under stairs storage, radiator, exposed wood flooring, doors to accommodation.

## **Lounge: 15' 3" max into bay x 12' 0" (4.64m x 3.65m)**

Feature ceiling rose, architrave and skirting, bay window to front, radiator, feature fireplace surround, exposed wood flooring, TV point.

## **Dining Room: 11' 11" x 9' 11" (3.63m x 3.02m)**

(Potential for Ground Floor Bedroom) - Character ceiling rose and architrave, window to rear aspect, radiator, shelving on either side of chimney breast.

## **Inner Lobby: 7' 8" x 5' 4" (2.34m x 1.62m)**

Glass door to side access, obscured window and door into the kitchen, tiled flooring, door to:

## **Downstairs WC: 6' 6" x 2' 8" (1.98m x 0.81m)**

Spotlight, high-level consumer unit, obscured window to side aspect, pedestal wash hand basin with tiled splash back, WC, electric metres enclosed by boxing.

## **Kitchen (L-Shaped): 13' 11" max x 11' 5" max (4.24m x 3.48m)**

Spotlights, Range of eye and base level units, space for tall fridge/freezer, stainless steel double sink drainer, freestanding oven with gas hob, part tiled walls, radiator, window to rear, left side and right side aspects, opening to:

## **Utility: 5' 11" x 4' 4" (1.80m x 1.32m)**

Light point, high-level units, countertop with space for appliances below, GlowWorm electric boiler (installed 2023), water and heating control panel/programmer, obscured window-to-side aspect.

## **First Floor Landing: 19' 7" max x 8' 1" max (5.96m x 2.46m)**

Obscured window to side aspect, hatch with ladder to loft, storage cupboard, doors to accommodation and door to:

## **Airing Cupboard: 2' 10" x 2' 7" (0.86m x 0.79m)**

Slatted shelving providing storage, housing hot water tank with jacket, ShowerMate Shower Pump.

## **Bedroom One: 14' 10" max into bay x 11' 0" (4.52m x 3.35m)**

Bay window to front, radiator, integrated wardrobe, radiator.

## **Bedroom Two: 11' 6" x 10' 5" (3.50m x 3.17m)**

Window to rear aspect, radiator.

## **Bedroom Three: 11' 11" x 9' 5" (3.63m x 2.87m)**

Window to rear aspect, radiator.

## **Bedroom Four: 7' 10" x 6' 7" (2.39m x 2.01m)**

Bay window to front, radiator, integrated wardrobe, radiator.

## **Shower Room: 8' 3" x 4' 5" (2.51m x 1.35m)**

Extractor fan, spotlight, two obscured windows to side aspect, wash hand basin with cupboard below, WC, ladder style towel radiator, shower enclosure with mixer shower and attachment over

## **Rear External:**

Enclosed by fence surround, patio, laid to lawn, wooden structure for storage (15'1" x 7'7")

# Photography















# Floor Plan



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# EPC

## Energy performance certificate (EPC)

108 Norfolk Road BOURNEMOUTH BH8 8PZ	Energy rating <b>D</b>	Valid until: 2 January 2034 Certificate number: 0371-3033-8209-3564-4200
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Property type	Detached house
Total floor area	116 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 D. It has the potential to be C.

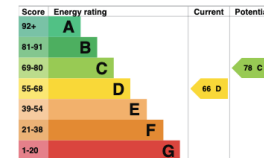
[See how to improve this property's energy efficiency.](#)

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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