

**150, Stewart Road,
Bournemouth, BH8 8NY**



Property overview

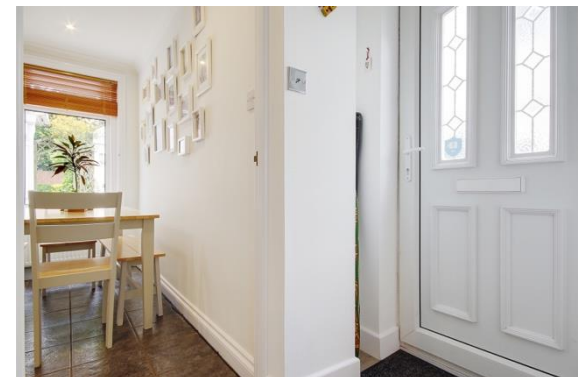
Guide Price £300,000

A two double-bedroom semi-detached house situated in the popular Charminster Area, convenient for the popular shops, bars and restaurants of Charminster High Street (0.3 miles), local nursery, primary and secondary schools, Bournemouth Town Centre (1.3 miles), Bournemouth Beaches (1.2 miles), Poole (5.5 miles) and the travel interchange (road, coach/bus, and mainline rail links to London and beyond).

The accommodation offers an entrance/stair lobby, lounge with wood burner, semi-open plan kitchen/breakfast/dining room downstairs, with landing, two double bedrooms and a family bathroom upstairs.

The property also has an external home office with air-conditioning unit, and a garage which has been currently arranged as a utility/storage room, an insulated and soundproofed music room and a remaining reduced-sized garage used for further storage. These spaces could be converted back to a conventional garage and still features a mechanics pit.

The property also benefits from driveway parking (for several vehicles) with an electric vehicle charging port, a security system, and a landscaped garden/patio.



Accommodation

Front External:

Block paved driveway, electric car charging point, secure gate to rear patio, front door to:

Entrance Hall: 9' 10" max into stairwell x 4' 0" max (2.99m x 1.22m)

Security alarm system control pad, smoke alarm, stairs to first floor and doors to accommodation.

Lounge: 13' 1" max x 12' 1" max into bay (3.98m x 3.68m)

Bay window to front aspect, exposed brick chimney breast with log burner, laminate flooring.

Dining Room: 12' 11" max x 10' 1" max (3.93m x 3.07m)

Spotlights, window to rear aspect, feature fireplace (currently a feature wine rack), radiator, opening to kitchen, door to:

Under-stairs Cupboard: 6' 1" max x 10' 1" max (1.85m x 3.07m)

Light point, shelving providing storage, consumer unit, electric meter.

Kitchen/Breakfast: 14' 0" max x 7' 10" max (4.26m x 2.39m)

Spotlights, windows to side and rear aspects, range of eye and base level units, stainless steel 1 1/2 sink/drainers with mixer tap over, space for American style fridge freezer, breakfast bar with further cupboard below, door to patio, tiled floor, opening to dining room.

Landing: 13' 1" x 3' 6" (3.98m x 1.07m)

Split level, spotlights, hatch to loft, doors to accommodation and door to low level storage cupboard, radiator.

Bedroom One: 13' 1" max x 11' 4" max (3.98m x 3.45m)

Range of fitted bedroom furniture (wardrobes, cupboards, shelving and drawers), fitted super king-size bed frame with storage below, feature fire surround, window to front aspect, radiator.

Bedroom Two: 11' 6" x 9' 1" (3.50m x 2.77m)

Fitted storage cupboard in recess, window to rear aspect, radiator.

Bathroom: 7' 11" x 7' 10" (2.41m x 2.39m)

2 x Skylights, part tiled walls, shower enclosure (with mixer shower with waterfall head and handheld attachment over), pedestal wash hand basin with mirrored cupboard over, feature roll-top freestanding bath (with mixer tap and handheld attachment over), WC, ladder style towel radiator.

Rear External:

Enclosed by fence, mainly laid to lawn, small water feature pond, water tap, shingle path leading to patio/decking area and giving access to converted garage and garden office.

Side Courtyard/Patio: 17' 8" x 13' 7" (5.38m x 4.14m)

Block paved patio (could be used to extend the driveway via double vehicular gates from front drive), path to rear garden, external mixer shower point (hot and cold for pets, wetsuits etc.), up and over door to front garage section.

Garden Office: 10' 1" x 7' 8" (3.07m x 2.34m)

Accessed by double doors from patio, spotlights, service hatch to loft section, air conditioning unit, vinyl flooring, plaster boarded and insulated, door to:

External Utility Room: 9' 6" x 9' 4" (2.89m x 2.84m)

Light point, hatch to loft (with light point), gas fired combination boiler, space for washing machine, space for dryer, concrete floor with trap door to area used as underground storage (previously vehicle inspection pit of original garage), door to:

Music Room: 11' 1" x 7' 1" (3.38m x 2.16m)

Spotlights, power sockets, plaster boarded, raised floor, and insulated.

Front Garage Section: 9' 4" x 4' 4" (2.84m x 1.32m)

Shortened garage section still useable for storage (back section is taken up by the in-built music room/utility), light point, consumer unit, power sockets.

Photography











Floor Plan



EPC

31/05/2024, 12:38

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | Cymraeg

Energy performance certificate (EPC)

! This certificate has expired.

150, Stewart Road SIDHORNEMOUTH BH9 8NY	Energy rating D	This certificate expired on: 30 April 2022
		Certificate number: 0198-4040-6265-9082-0940

Property type: Semi-detached house

Total floor area: 73 square metres

Rules on letting this property

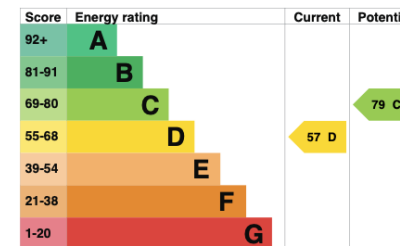
Properties can be let if they have an energy rating from A to E.

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

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

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