

**67, Priory View Road,
Bournemouth, BH9 3JJ**



Property overview

Guide Price £450,000

A well-presented three-bedroom detached house in the sought-after Priory View Road, Moordown, Bournemouth. Convenient for the popular shopping and restaurants of Castlepoint Shopping Centre (1.5 miles), local primary, secondary and academy schools, Bournemouth University (2.2 miles), Bournemouth Town Centre (3.4 miles) and travel links to Southbourne (4.6 miles), Poole (6.1 miles) and beyond.

The extended accommodation offers a porch, an entrance hallway with under-stairs storage and recess, a lounge, a second reception with a wood-burner opening onto a kitchen/diner, a pass-through utility/storage room and a downstairs WC.

On the first floor, there are three bedrooms, a bathroom and a separate WC with hatch access to the loft. Externally to the rear there is a large decking area, further area laid to artificial grass, an additional patio and an 18' garage.

The property also benefits from a driveway around the front and side of the house suitable for several vehicles, gas-fired central heating, and UPVC double glazing.



Accommodation

Front External:

Resin driveway (front and side) enclosed by dwarf wall providing parking for several cars, outside tap, up and over door to garage and side gate to garden, French doors to:

Entrance Porch: 6' 5" x 2' 3" (1.95m x 0.69m)

Windows to side and front aspect, tiled walls, dual obscured windows to entrance hall, UPVC front door to:

Entrance Hall: 15' 10" max x 7' 6" max (4.82m x 2.28m)

Smoke alarm, stairs to first floor, door to under-stairs storage (also housing internet point, consumer unit, electric sockets and gas meter), obscured window to side aspect in under stairs recess, radiator, HIVE thermostat control panel, radiator, doors to accommodation and door to:

Lounge: 13' 7" max into bay x 12' 0" (4.14m x 3.65m)

Bay window to front aspect, radiator, TV point.

Open Plan Second Reception/Kitchen/Diner:

Overall Measurement: 25' 0" x 18' 11" (7.61m x 5.76m)

Second Reception Area: 11' 11" x 10' 10" (3.63m x 3.30m)

Log burner with marble hearth, laminate flooring, opening to:

Kitchen/Diner: 18' 11" x 12' 0" (5.76m x 3.65m)

Vaulted ceiling with three skylights, patio doors and windows to decking/garden, breakfast bar with storage below, range of eye and base level units, integrated induction hob with hanging extractor fan over, integrated appliances (slimline dishwasher, fan oven, microwave oven), ceramic Belfast sink with mixer tap over, laminate flooring, door to:

Utility/Storage Room: 7' 7" x 4' 11" (2.31m x 1.50m)

Extractor fan, range of fitted shelving/hanging space, obscured window to side aspect, space for washing machine and dryer, laminate flooring, door to:

WC: 7' 6" x 3' 1" (2.28m x 0.94m)

Obscured window to side aspect, extractor fan, WORCESTER gas-fired combination boiler, ceramic countertop sink with mixer tap over and storage below, laminate flooring.

First Floor Landing: 10' 7" max x 7' 7" max into stairwell (3.22m x 2.31m)

Smoke alarm, hatch to loft, obscured window to side aspect, doors to accommodation and door to:

Separate WC: 4' 2" x 2' 7" (1.27m x 0.79m)

Obscured window to side aspect, WC, vinyl flooring.

Bathroom: 7' 7" x 5' 2" (2.31m x 1.57m)

Spotlights, fully tiled walls, obscured window to side aspect, panelled bath (with mixer bath tap and shower attachment plus inset shower mixer with handheld attachment over), ladder style towel radiator, wash hand basin with storage below.

Bedroom One: 14' 0" x 10' 11" (4.26m x 3.32m)

Bay window to front aspect, radiator.

Bedroom Two: 11' 10" x 10' 11" (3.60m x 3.32m)

Window to rear aspect, radiator, built in wardrobe.

Bedroom Three: 9' 7" max into bay x 7' 7" (2.92m x 2.31m)

Bay window to front aspect, radiator.

Rear External:

Enclosed by fence, shrubs and bushes, raised flower bed, tiered decking, further garden area laid to artificial grass and further patio section, gate to driveway and front.

Garage: 18' 4" x 10' 0" (5.58m x 3.05m)

Providing storage, light point.

Photography







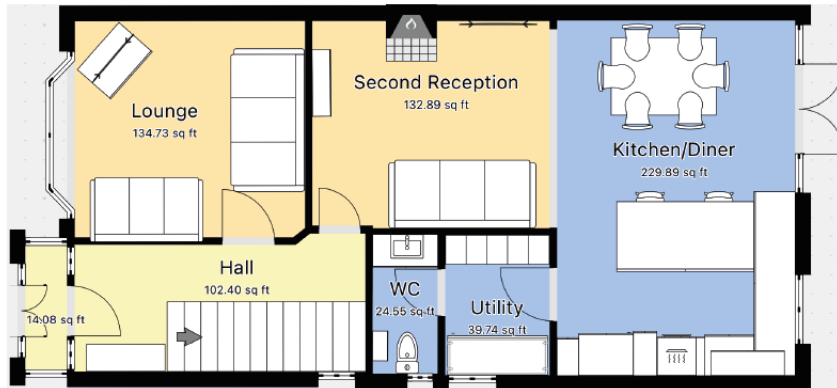






Floor Plan

EPC



67, Priory View Road BOURNEMOUTH BH9 3JJ	Energy rating	Valid until:	22 May 2025
	D	Certificate number:	2878-3077-6245-6685-8984

Property type	Detached house
Total floor area	110 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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