

86A, Somerford Road, Christchurch, BH23 3QD



Property overview

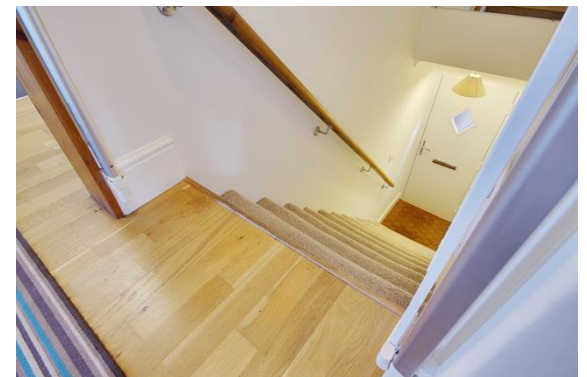
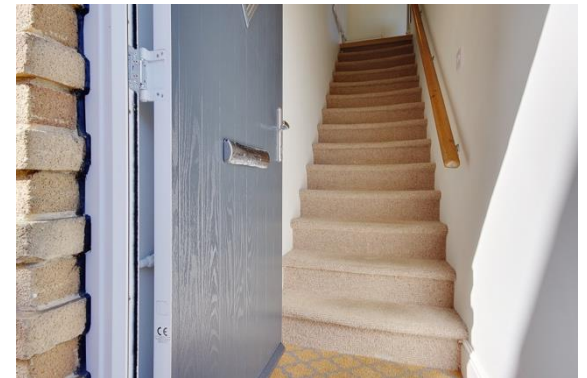
Guide Price £230,000

A very well presented 2 bedroom first floor purpose built flat in Somerford Road, Christchurch. Convenient for the local shops, restaurants and bars of Christchurch high street (1.4 miles), local infant, nursery, and primary schools, Mudeford Quay (1.2 miles), Christchurch Quay (1.3 miles) as well as travel routes to Southbourne (2.5 miles), Bournemouth (6.3 miles) and Poole (11 miles).

The accommodation offers a private entrance, entrance hall/ landing, two double bedrooms with storage cupboards, lounge/diner, bathroom and modern kitchen/breakfast room with a pantry cupboard. Additionally, there is a 25' loft space, and two allocated external cupboards for storage.

The property also benefits from a private enclosed rear garden with a storage shed, modern boiler and double glazing (both installed approx. 18 months ago) and potential driveway parking for two vehicles.

Offered with no forward chain and vacant possession.



Accommodation

Entrance Via:

Own composite front leading to stairs to:

Landing: 11' 7" x 10' 3" (3.53m x 3.12m)

Hatch with ladder to loft (boarded with light point), radiator, glow-worm boiler control, engineered wood flooring, doors to accommodation and opening to:

Kitchen/Breakfast Room: 10' 7" x 8' 6" (3.22m x 2.59m)

Windows to side aspect, range of eye and base level units, space for washing machine, space for a full-size fridge/freezer, integrated appliances (slimline dishwasher, oven/grill, CDA gas hob), ceramic sink/drainer with mixer tap over, breakfast bar, concertina door to:

Pantry: 2' 11" x 1' 8" (0.89m x 0.51m)

Shelving, providing storage.

Lounge/Diner: 14' 5" x 10' 10" (4.39m x 3.30m)

Window to front aspect, radiator, engineered wood flooring.

Bedroom One: 11' 0" x 10' 10" (3.35m x 3.30m)

Window to front aspect, radiator, door to:

Built In Cupboard: 2' 11" x 1' 8" (0.89m x 0.51m)

Shelving and hanging space providing storage.

Bedroom Two: 10' 11" max into wardrobe x 9' 2" (3.32m x 2.79m)

Window to rear aspect, radiator, sliding doors to built-in wardrobe, door to linen cupboard.

Bathroom: 7' 0" x 5' 5" (2.13m x 1.65m)

Obscured window to side aspect, wall mounted extractor fan, wash hand basin (with mixer tap and mirror over with storage below), sunken bath (with mixer taps + mixer shower control with handheld attachment over), ladder style towel radiator, mirrored cabinet, WC with concealed cistern, shaving point.

Loft: 25' 1" max x 15' 11" max (7.64m x 4.85m)

(11'1" Ceiling Height at highest point). Fully boarded with light point, housing glowworm gas-fired combination boiler.

Front External/Potential Parking:

(Please note there is not a dropped kerb leading off the road). Area is laid to light shingle currently used as off road parking for two vehicles, dark shingle path leads round to the side aspect front door.

Rear/Side External:

Side path from front door to the rear with three external cupboards, outside tap, gate to:

Private Rear Garden:

Enclosed by fencing, laid to patio and lawn, shrub screening with opening to further area of hardstanding and storage shed at the end of the garden.

Lease:

89 Years remaining (approx.)

Service Charge:

£35.00 per month (approx.)

Ground Rent:

£10.00 per year

Photography





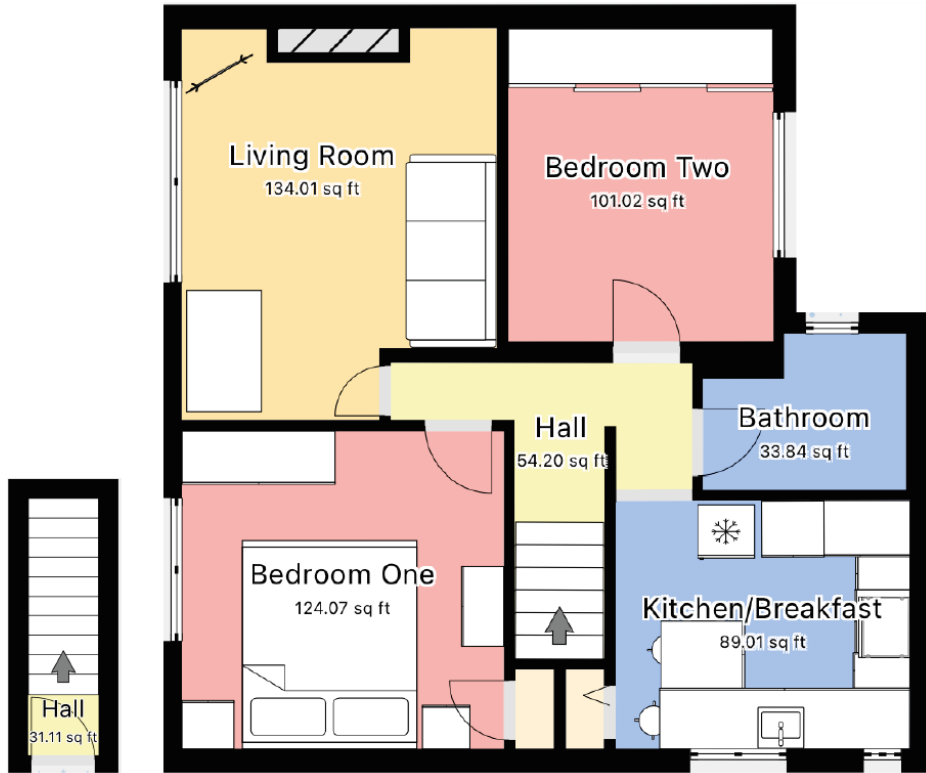






Floor Plan

EPC



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86a Somerford Road CHRISTCHURCH BH23 3QD	Energy rating C	Valid until: 7 February 2034
		Certificate number: 0789-3034-7202-3284-6200

Property type	Top-floor maisonette
Total floor area	57 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 C. 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	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

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