

**2 Buckingham Row, 22-24, Queens Road,
Bournemouth, BH2 6BG**



Property overview

Guide Price £380,000

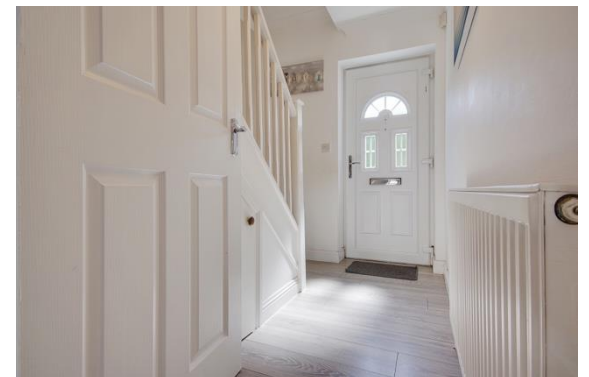
A well-presented, 3/4 bedroom mid-terraced townhouse in Buckingham Row, Queens Road, Bournemouth. Convenient for the popular bars, restaurants and shops of Westbourne (0.6 miles), The Triangle (0.5 miles), Bournemouth Town Centre (0.9 miles), Bournemouth Beach (2.2 miles) and direct access to further afield such as Boscombe (3.0 miles) and Poole (3.7 miles).

Split over three floors, the accommodation offers an entrance hall with under-stairs storage, downstairs W.C, and an open plan kitchen/breakfast/diner with direct access to the garden.

On the first floor there is a landing, fourth bedroom (currently used as a lounge), bedroom three and a shower room.

On the second floor, there is a landing with hatch to the loft, bedroom one with an en-suite and bedroom two. Externally there is a well-maintained garden/patio equipped with a built-in BBQ and timber-built bar with power.

The property also benefits from off-road parking (two allocated spaces plus visitor parking) at the rear of the building, gas-fired central heating and double glazing.



Accommodation

Front External:

Steps from Queens Road to the communal path leading via front garden area to UPVC front door to:

Entrance Hall: 8' 6" x 6' 1" into stairwell (2.59m x 1.85m)

Stairs to first floor, under stairs storage, radiator, laminate flooring, door to:

Open Plan Kitchen/Breakfast/Diner: 24' 5" x 13' 6" (7.44m x 4.11m)

Lounge/Dining Area: 13' 6" x 11' 10" (4.11m x 3.60m)

Spotlights, window and French doors to patio/garden, radiator, laminate flooring, high level consumer unit, opening to:

Kitchen/Breakfast Area: 12' 3" max x 10' 3" max (3.73m x 3.12m)

Spotlights, window to front aspect, range of eye and base level units, cupboard housing gas fired combination boiler, integrated LAMONA appliances (fridge/freezer, dishwasher, microwave oven, oven & grill, 4 ring hob with extractor over), tiled splash back surround, space for washing machine and dryer, 1 1/2 stainless steel sink, radiator.

Downstairs WC: 5' 8" x 2' 10" (1.73m x 0.86m)

Part sloped ceiling, pedestal wash hand basin with tiled splash back and mixer taps over, WC.

First Floor Landing: 11' 8" x 5' 11" (3.55m x 1.80m)

Smoke alarm, stairs to 2nd floor, window to front aspect, doors to accommodation.

Upstairs Lounge/4th Bedroom: 13' 5" max x 11' 11" max (4.09m x 3.63m)

Architrave, two windows to rear aspect, two radiators, feature fireplace with gas fire, tv point, carpet.

Shower Room: 6' 5" x 4' 4" (1.95m x 1.32m)

Extractor fan, part tiled walls, shower enclosure with inset mixer (and waterfall/ handheld shower attachments over), WC, ladder style towel radiator, pedestal wash hand basin.

Bedroom Three: 6' 11" x 6' 10" (2.11m x 2.08m)

Window to front aspect, radiator.

Second Floor Landing: 8' 11" max into stairwell x 6' 1" max (2.72m x 1.85m)

Hatch to loft, doors to accommodation.

Bedroom One: 13' 5" x 12' 2" max (4.09m x 3.71m)

Architrave, spotlights window to rear aspect, tv point, door to:

En-Suite: 6' 9" x 5' 5" (2.06m x 1.65m)

Spotlights, extractor fan, part tiled walls, panel bath with mixer tap and handheld attachment over, WC, pedestal wash hand basin, ladder style towel radiator, laminate flooring.

Bedroom Two: 13' 4" max into recess x 8' 0" (4.06m x 2.44m)

Two windows to front aspect, two radiators.

Externally Rear:

Patio with brick built barbeque, steps to main raised area (retained by timber sleepers) which is laid to artificial grass and patio, raised side planter bed, access to timber garden bar, enclosed by fencing and high level brick wall, gate to rear car parking (accessed via Wharfdale Road).

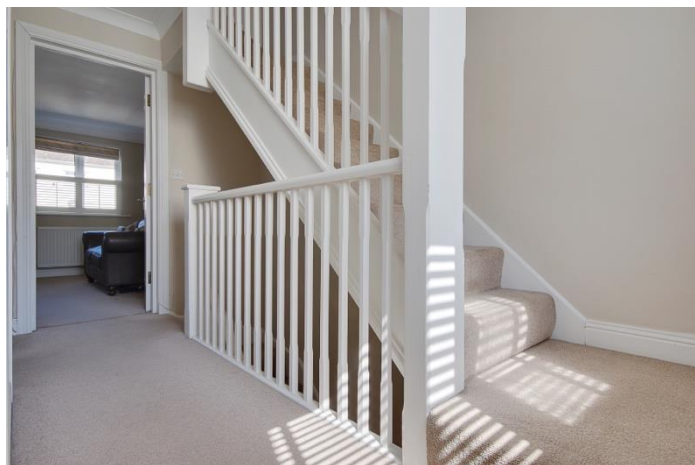
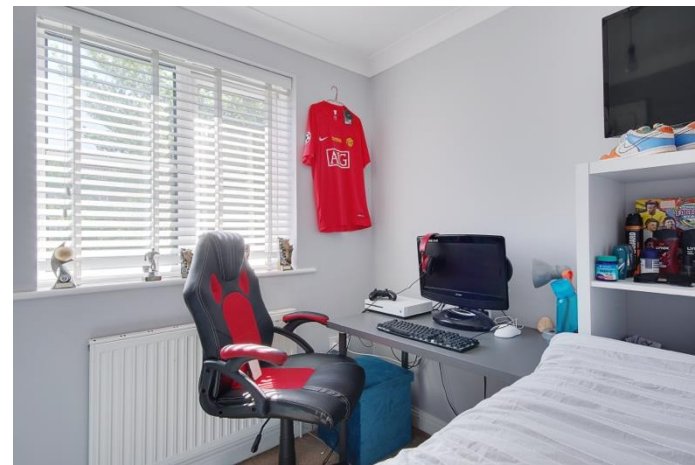
Rear Car Parking:

The car park at the rear of the development is positioned immediately behind the rear boundary where there are two allocated spaces for this house. There is also visitor parking available,

Photography





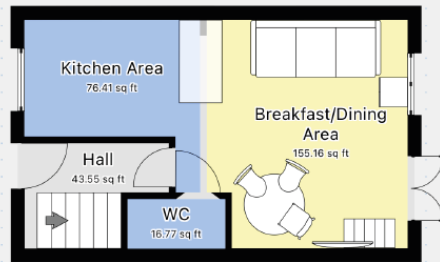
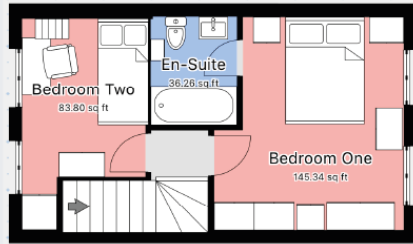






Floor Plan

EPC



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2 Buckingham Row 22 Queens Road BOURNEMOUTH BH2 6BG	Energy rating	Valid until: 24 March 2032
	C	Certificate number: 0330-2154-3170-2722-6425

Property type	Mid-terrace house
Total floor area	91 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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