

**49, Holdenhurst Avenue,
Bournemouth, BH7 6RA**



Property overview

Guide Price £725,000

A well presented 3 bed plus annex (with 4th bed) previously extended detached house in Holdenhurst Avenue, Bournemouth.

Convenient for Southbourne Grove (1.0 miles), the shops, cafes and amenities of Christchurch Road high street (330 yards), Royal Bournemouth Hospital (0.7 miles), local nursery, primary & academy schools as well as travel links via Castle Lane East (0.3 miles) to Christchurch (1.9 miles), Bournemouth (4.4 miles), Southbourne Beach (2.3 miles) and Poole (8.0 miles).

The accommodation offers flexible multi-generation living. The main house offers an entrance hall with under stairs WC, an open plan lounge/diner, kitchen/breakfast room leading to the utility/further kitchen area on the ground floor. Upstairs there are three bedrooms and a main bathroom. Additionally, there is a self-contained annexe with a private entrance, an entrance hall (currently office), a bedroom, a bathroom and an open plan lounge/kitchen/diner. There was previously a door from the main residence entrance hall into what is now the annexe bedroom - this can be easily reinstated to incorporate the annexe back into a 'single dwelling.'

Externally there is an enclosed decking area with built-in table/stools, a patio area, a sunken seating area (previously a pool which could be reinstated) with a hot tub, and an outbuilding/bar with an independent consumer unit.

The property also benefits from in and out driveway for several vehicles, double glazing, and gas-fired central heating.

Ideal family home/home and income / or for a multi-generational living (eg teen or granny annexe). Plans have been drawn up for adding an en-suite master bedroom in the roof (with no need for planning permission).

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Accommodation

Front External:

In and out driveway providing parking for several vehicles, enclosed by fence and short wall, door to annex, side door to garden, block paved step and composite front door to:

Entrance Hall: 17' 5" max x 8' 0" max (5.30m x 2.44m)

Picture rail, obscured window to front and side aspect, radiator, stairs to first floor, door to understairs storage (housing consumer unit), laminate flooring, doors to accommodation and door to:

Under-Stairs WC: 3' 7" x 2' 5" (1.09m x 0.74m)

Part sloped ceiling, obscured window to side aspect, wall mounted extractor fan, part tiled walls, wash hand basin, WC, laminate flooring.

Lounge/Diner: Overall Measurement: 23' 0" max x 12' 7" max (7.01m x 3.83m)

Lounge Area: 13' 10" x 12' 7" (4.21m x 3.83m)

Character coving, wall mounted electric fire, laminate flooring, opening to:

Dining Area: 12' 7" x 8' 2" (3.83m x 2.49m)

Two radiators, French door to decking/garden, laminate flooring.

Kitchen/Breakfast Room: 12' 6" x 9' 10" (3.81m x 2.99m)

Spotlights, breakfast bar with wine/drinks fridge below, obscured window to side aspect, range of eye and base level units with kick board LED lighting, integrated dishwasher, pull out bin, composite 1 1/2 bowl sink/drainers with mixer tap over, deep pan drawers, Bosch 5 ring induction hob with extractor fan over, tiled wood effect flooring, opening to:

Further Kitchen/Utility Area: 12' 5" x 8' 1" (3.78m x 2.46m)

Spotlights, range of eye and base level units, low-level gas fired combination boiler, space for washing machine, space for American style fridge/freezer, double oven/grill, two radiators, French doors and windows to decking.

First Floor Landing: 8' 11" x 8' 8" (2.72m x 2.64m)

Picture rail, character obscured window to side aspect, doors to accommodation.

Bedroom One: 15' 10" max into bow x 12' 6" (4.82m x 3.81m)

Range of fitted wardrobes, bay window to rear aspect, laminate flooring.

Bedroom Two: 16' 8" max into bow x 11' 10" (5.08m x 3.60m)

Picture rail, bay window to front aspect, radiator, hatch with ladder to loft, laminate flooring.

Bedroom Three: 11' 2" max into bow x 8' 10" (3.40m x 2.69m)

Picture rail, bow window to front aspect, radiator, laminate flooring.

Bathroom: 10' 1" x 8' 8" (3.07m x 2.64m)

Spotlights, obscured window to side and rear aspect, fully tiled walls, walk-in shower enclosure with inset valves, handheld attachment and waterfall shower head over, wash hand basin with storage below and mirrored cabinet above, raised free-standing oval bath with mixer tap and handheld shower attachment over, tiled wood effect flooring.

Annexe:

The annexe section of the property was previously an integrated part of the building with a door leading from the hallway but was blocked up to have the annex as a completely self-contained unit. This can be easily re-instated should the new owner want to re-configure.

Entrance Hall/Office Space: 11' 8" x 8' 1" (3.55m x 2.46m)

Service hatch, obscured window to front aspect, radiator, door to accommodation and door to:

Bedroom: 16' 6" x 12' 11" (5.03m x 3.93m)

Picture rail, bay window to front aspect, range of fitted wardrobes providing storage, radiator.

Inner Hall: 9' 2" x 3' 0" (2.79m x 0.91m)

Skylight, spotlights, radiator, door to further accommodation and door to:

Bathroom: 9' 2" x 4' 2" (2.79m x 1.27m)

Spotlights, fully tiled walls and floor, panelled bath with glazed shower screen, mixer tap and handheld attachment over, ladder style towel radiator, wash hand basin with storage below and mirrored cabinet above, WC with hidden cistern.

Rear External:

Decking Area:

Timber-built decking area with polycarbonate roof, wired lights, built-in table with stalls surrounding, swing seat, French doors to kitchen and French doors to lounge, openings onto:

Patio Lawn:

Enclosed by fence and foliage, French doors to outbuilding, steps with LED lights down to:

Sunken Entertainment Area:

Timber clad walls and floor with LED lights, external power sockets, inset flower beds, seating area. Hot tub (included in sale). (The pool could be reinstated as the plumbing etc is still in situ).

Outbuilding/Bar: 17' 1" x 12' 4" (5.20m x 3.76m)

Felt roof, windows to front and side aspects, independent consumer unit, built-in bar.

Path leads to front drive via wooden gates past area of hardstanding where the vendors currently store their bins.

Loft Conversion Plans:

The vendors have plans that were drawn up for a loft conversion to create a master bedroom with ensuite which we understand would not require planning permission. The stairs would return over the existing stairs and therefore not substantially impact the current first floor accommodation. Plans are available for review on request.

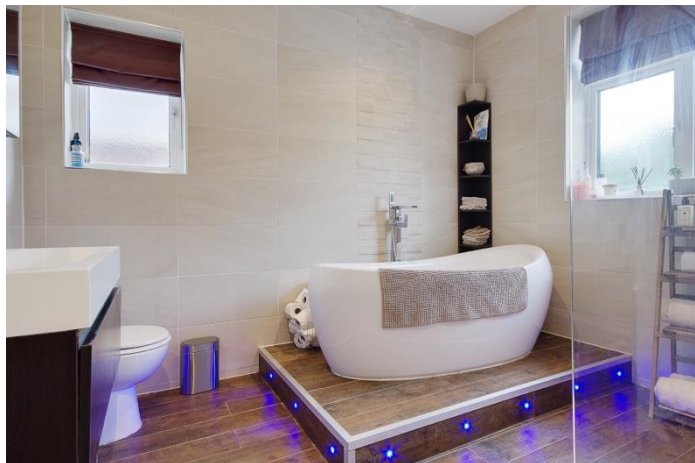
Photography



















Floor Plan

EPC



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIMOM RCO DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

Energy performance certificate (EPC)

49 Holdenhurst Avenue BOURNEMOUTH BH7 6RA	Energy rating	Valid until:	11 August 2033
	D	Certificate number:	0980-1204-2307-4976-0000

Property type	Semi-detached house
Total floor area	126 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.

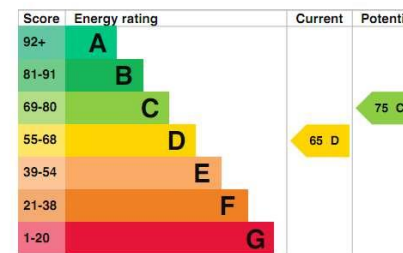
[See how to improve this property's energy efficiency.](#)

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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