

10, Cyril Road, Bournemouth, BH8 8QD



Property overview

Guide Price £375,000

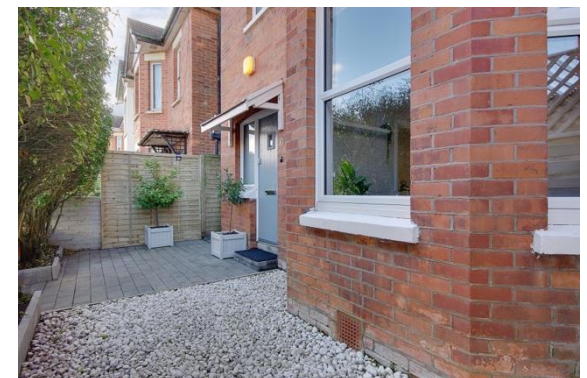
A well-presented three double bedroom semi-detached house situated in the popular Charminster Area.

Convenient for the popular shops, bars and restaurants of Charminster High Street, local nursery, primary and secondary schools, Bournemouth Town Centre (1.8 miles), Bournemouth Beaches (1.9 miles), Poole (6.8 miles) and the travel interchange (0.5 miles) (road, coach/bus, and mainline rail links to London and beyond).

The accommodation offers an entrance hall with an under-stairs WC, a lounge and an open plan kitchen/dining room on the ground floor (created by the removal of wall and chimney breast which also squared off bedroom two above making it bigger).

Upstairs there are three bedrooms and a bathroom.

Externally there is a southerly-facing patio/garden, storage shed and an insulated outbuilding/home office with power



Accommodation

Entrance Via:

Composite front door to:

Entrance Hall: 13' 8" max x 6' 3" + door recess (4.16m x 1.90m)

Obscured window to front aspect, NEST Heating System control (WiFi & remote operation), cast iron style vertical radiator, engineered wood flooring, under-stairs cupboard providing storage, stairs to first floor, doors to accommodation, door to:

Downstairs WC: 3' 2" x 2' 5" (0.96m x 0.74m)

Obscured window to side aspect, part tiled walls, WC with concealed cistern, wash hand basin with splash-back tiling, wall mounted mirror, tiled floor.

Lounge: 12' 7" max x 12' 4" max (3.83m x 3.76m)

Bay window to front aspect, cast iron style radiator, useable chimney/fireplace (potential for log burner) with feature fire surround (wiring, ethernet port and sockets for flatscreen TV over), architrave, engineered wood flooring.

Dining Room: 13' 4" x 9' 11" (4.06m x www.simonandcoproperty.co.uk)

Kitchen: 9' 9" x 9' 3" (2.97m x 2.82m)

Spotlights, range of wall and base units, solid wood worktop, tiled splash-back, range of drawers, integrated appliances (including fridge/freezer, electric oven, microwave, four ring induction hob with stainless steel hood over), inset composite sink with mixer tap over, space for washing machine, space for slimline dishwasher, space for tumble dryer, cupboard housing Bosch gas fired combination boiler, engineered wood flooring.

First Floor Landing: 8' 8" max x 7' 6" max (2.64m x 2.28m)

Hatch to loft (boarded with retractable ladder), smoke alarm, obscured window to side aspect on stair recess, doors to accommodation.

Bedroom One: 12' 5" max into bay x 12' 4" (3.78m x 3.76m)

Window to front aspect, cast iron style radiator, engineered wood flooring.

Bedroom Two: 13' 4" x 9' 11" (4.06m x 3.02m)

Window to rear aspect, cast iron style radiator, engineered wood flooring.

Bedroom Three: 9' 9" x 8' 10" (2.97m x

Bathroom: 6' 3" x 5' 9" (1.90m x 1.75m)

Spotlights, extractor fan, WC, panelled short bathtub (with glazed shower screen, mixer tap and mixer shower over), contemporary tiled walls (with inset toiletry recesses), chrome ladder style radiator, his and hers vanity sink unit (with drawers under and illuminated mirror cabinet over).

Rear Garden:

Southerly aspect, gates from side path, part laid to an L-shaped patio, partly laid to lawn, pergola, all enclosed by a high-level brick wall (and wood batten privacy fence and trellis), also giving access to shed for storage (7'0" by 6'9"), path leads to:

Garden Building: 115' 7" x 5' 0" (35.20m x 1.52m)

(Currently used as office/music room/gym.) Accessed by French doors, UPVC double glazed windows to front and side aspects, boarded, power points, ethernet port, vinyl floor.

Front Garden:

Gate from the pavement, potential off-road parking. Laid to block paving. enclosed by

Photography









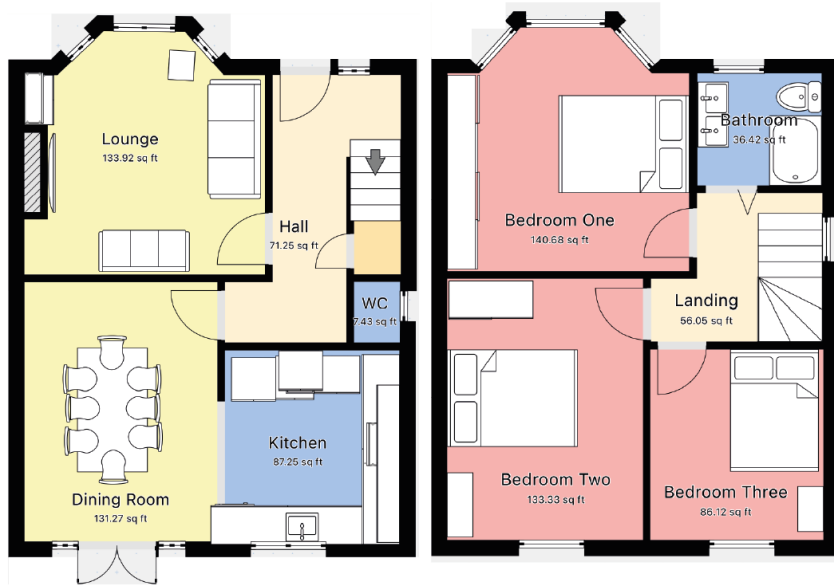






Floor Plan

EPC



10, Cyril Road BOURNEMOUTH BH8 8QD	Energy rating	Valid until: 24 July 2029
	C	Certificate number: 2458-0050-6263-4491-2970

Property type	Semi-detached house
Total floor area	88 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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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