

**6, Springbank Road,  
Bournemouth, BH7 7EN**



# Property overview

## Guide Price £550,000

A well presented, four bedroom (plus study) detached house in Littledown, Bournemouth. Close to Littledown/Queens & Kings parks and gardens, convenient for JP Morgan (2.6 miles), Royal Bournemouth Hospital (1.8 miles), Avonwood Primary School (0.6 miles) as well as Southbourne Beach (2.3 miles).

The accommodation, which has been fully refurbished and upgraded by the current owners, offers entrance porch, downstairs WC, 23' lounge, separate dining room and kitchen, utility and conservatory.

Upstairs there are four bedrooms, (3 doubles, 1 single) plus a study/nursery.

The property also benefits from gas fired central heating, enclosed garden (lawn, patio and decking), an integrated garage, and a driveway providing off-road parking.



# Accommodation

## Front External

Block paved driveway laid to pebbled section, side path to garden gate. Entrance via UPVC front door to:

## Entrance Porch: 5' 3" x 4' 6" (1.60m x 1.37m)

Obscured window to side aspect, door to hallway, door to:

## Downstairs WC: 6' 3" x 2' 11" (1.90m x 0.89m)

Obscured window to front aspect, wash hand basin with cupboard below, WC.

## Hallway: 10' 9" x 6' 9" (3.27m x 2.06m)

Stairs to first floor, radiator, door to dining room, door to lounge, door to:

## Low Level Under Stairs Storage: 3' 11" x 2' 6" (1.19m x 0.76m)

## Lounge: 23' 1" max x 10' 11" max (7.03m x 3.32m)

Window to front aspect, TV point, internet point, door to hallway, door to kitchen and window/glass door to:

## Conservatory: 13' 5" x 11' 0" (4.09m x 3.35m)

Polycarbonate roof, ceiling fan, window to front and side aspects, dwarf wall surround, radiator, tiled flooring, French Doors to Patio/Garden.

## Dining Room: 11' 2" x 8' 9" (3.40m x 2.66m)

Part sloped ceiling, spotlights, window to rear aspect, contemporary tall radiator, stopcock, door to hallway, door to lounge, opening to:

## Kitchen: 8' 10" x 8' 0" (2.69m x 2.44m)

Range of eye and base level units, wooden worktop, stainless steel sink/drain, integrated Hotpoint electric grill/oven with 3 ring gas hob and hood over, window and glass door to rear, door to:

## Utility: 8' 0" x 6' 6" (2.44m x 1.98m)

VAILLANT combination boiler, Low level units, space for washing machine, space for full size fridge/freezer, radiator.

## First Floor Landing: 9' 8" max into stair recess x 10' 5" (2.94m x 3.17m)

Loft hatch with ladder (boarded loft), archway opening, doors to accommodation and door to:

## Airing Cupboard: 2' 5" x 2' 1" (0.74m x 0.63m)

Slatted shelving, radiator.

## Bedroom One: 14' 0" max into wardrobe x 11' 5" max (4.26m x 3.48m)

3 mirror sliding door built in wardrobe, window to front aspect, radiator.

## Bedroom Two: 11' 2" x 8' 9" (3.40m x 2.66m)

Window to rear aspect, radiator.

## Study: 6' 11" x 6' 11" (2.11m x 2.11m)

Window to front aspect, radiator, stair box/slope.

## Bedroom Three: 12' 11" x 7' 11" (3.93m x 2.41m)

Window to front aspect, TV point, radiator.

## Bedroom Four: 8' 6" max x 8' 0" max (2.59m x 2.44m)

Window to rear aspect, radiator.

## Bathroom: 6' 7" max x 5' 9" max (2.01m x 1.75m)

Extractor fan, obscured window to rear aspect, shower cubicle with electric MIRA shower, wide wash hand basin with draws below, ladder heated towel rail, WC.

## Garden:

Enclosed by foliage and fence, patio laid to garden, part decking, outside tap, side gate to path to front.

## Garage: 10' 4" x 8' 1" (3.15m x 2.46m) with 7' 0" x (2.13m) opening

Up and over door, power & light, high level electric consumer unit.

# Photography



















# Floor Plan



# EPC

## Energy performance certificate (EPC)

6 Springbank Road BOURNEMOUTH BH7 7EN	Energy rating <b>C</b>	Valid until: 18 July 2032 Certificate number: 0350-2721-1130-2492-7801
---	---------------------------	---

Property type	Detached house
Total floor area	121 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

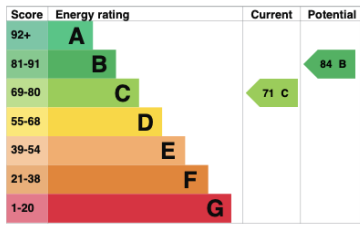
This property's current energy rating is C. It has the potential to be B.

[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



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

# Contact

**Tel: 01202 805 806**

**Email: [hello@simonandcoproperty.co.uk](mailto:hello@simonandcoproperty.co.uk)**

**Also find us on**

