

15, Cecil Avenue, Queens Park Bournemouth, BH8 9EL



Property overview

Guide Price £400,000

A well-proportioned 2/3 bedroom detached chalet house in need of total renovation in Cecil Avenue, Queens Park, Bournemouth.

Convenient for the popular bars, restaurants and amenities of Charmintster High Street (0.4 miles), Queens Park (0.4 miles), Bournemouth town Centre (2.0 miles), as well as easy access to A338 for further afield in Poole (7.0 miles), Southbourne (2.9 miles) and Christchurch (4.1 miles).

The accommodation offers an entrance hallway with an understairs cupboard, lounge, ground floor bedroom 3/reception, living/diner room, office/reception 3, and kitchen on the ground floor. Upstairs there is a spacious landing, two double bedrooms, a separate WC and a bathroom.

The property also benefits from front and rear gardens, driveway parking and an undercroft garage.



Accommodation

Front External:

Enclosed by fence, wall and foliage, driveway leading to garage door, sloped walkway and steps leading to front door, side path to rear garden, front door to:

Entrance Hall: 16' 9" x 9' 11" (5.10m x 3.02m)

Obscured window to front aspect, radiator, stairs to the first floor, doors to accommodation and door to:

Understairs Cupboard: 2' 10" x 1' 10" (0.86m x 0.56m)

Providing storage, housing consumer unit.

Lounge: 22' 9" max into bay x 10' 10" (6.93m x 3.30m)

Bay window to front aspect, dual character stained glass windows to side aspect, feature fireplace surround, French doors and windows to garden.

Dining Room/Bedroom Three: 15' 6" max into bay x 10' 7" (4.72m x 3.22m)

Bay window to front aspect.

Kitchen: 10' 8" x 8' 10" (3.25m x 2.69m)

Part tiled walls, window to rear aspect, extractor fan, range of base level units, sink/drainage with mixer tap over, space for oven, space for washing machine, radiator, THORN boiler, doors to built-in cupboards, door to lean to/garden.

Office: 9' 1" x 6' 4" (2.77m x 1.93m)

Window to rear aspect, radiator.

Downstairs WC: 5' 5" max x 4' 5" max (1.65m x 1.35m)

Obscured window to rear aspect, wash hand basin with storage below and mirror above, WC.

First Floor Landing: 12' 8" max x 9' 10" max (3.86m x 2.99m)

Hatch to loft (boarded down the centre), window to front aspect, radiator, doors to accommodation.

Bedroom One: 15' 5" x 10' 11" (4.70m x 3.32m)

Window to front aspect, radiator, range of fitted wardrobes (with two doors to eaves storage).

Bedroom Two: 15' 5" x 10' 11" (4.70m x 3.32m)

(We were unable to access) Vendor Description: "Same size as bedroom one, with an airing cupboard housing a hot water tank."

Bathroom: 6' 9" x 6' 2" (2.06m x 1.88m)

Obscured window to rear aspect, part tiled walls, panelled bath with mixer tap and handheld attachment over, pedestal wash hand basin, towel radiator.

Separate WC: 6' 9" x 2' 9" (2.06m x 0.84m)

Obscured window to rear aspect, WC.

Rear External:

Enclosed by fence and foliage, south easterly facing.

Garage: 18' 9" x 9' 4" (5.71m x 2.84m)

(8'7" Door Opening) Light point, 'Round the corner' sliding garage door.

Agent Notes:

The property requires total renovation/refurbishment and extensive landscaping. We have made every effort to show its current condition.

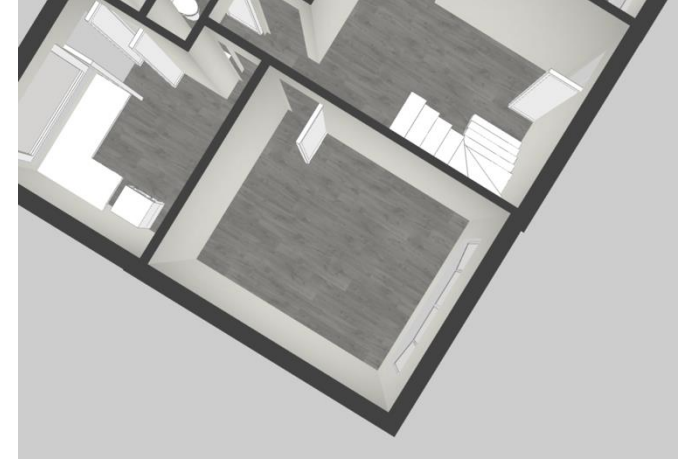
Limitations:

We were unable to physically measure or get into the 'Dining Room/Bedroom Three' or Bedroom Two on the instruction day, and so have put illustrations and measurements based on the vendor's description.

Photography













Floor Plan



EPC

Energy performance certificate (EPC)			
15 Cecil Avenue BOURNEMOUTH BH8 9EL	Energy rating F	Valid until:	10 December 2032
		Certificate number:	2682-9712-6917-6175-6874
Property type		Detached house	
Total floor area		120 square metres	

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

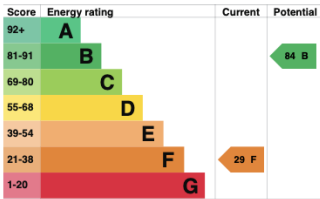
[See how to improve this property's energy efficiency.](#)

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



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