

25, Cranleigh Road, Bournemouth, BH6 5JT



Property overview

Guide Price £450,000

A four bedroom (plus loft space) detached house in Cranleigh Road, Southbourne. Convenient for local primary & secondary schools, popular shops, restaurants and bars of Southbourne High Street (0.8 miles), Southbourne Beach (1.4 miles) as well as travel links to Christchurch (1.6 miles), Bournemouth (4.4 miles) and Poole (8.1 miles).

The accommodation offers an entrance porch, entrance hall, lounge, dining room and kitchen on the ground floor. Upstairs there are four bedrooms and a family bathroom, plus a loft room & WC on the second floor accessed via bedroom one.

The property also benefits from off-road parking for several cars, a spacious patio/garden, UPVC double glazing and gas fired central heating.



Accommodation

Front External:

Block paved driveway, UPVC front door to:

Entrance Hall: 12' 11" max into stairwell x 11' 0" max (3.93m x 3.35m)

Smoke alarm, obscured window to side aspect, thermostat control panel, cupboard housing consumer unit, radiator, stairs to first floor, door to the dining room and door to:

Lounge: 16' 3" x 11' 11" (4.95m x 3.63m)

Windows to front aspect, log burner with exposed brick hearth, radiator, door to:

Kitchen: 13' 3" max x 9' 11" max (4.04m x 3.02m)

Windows to rear and side aspect, range of eye and base level units, tiled splash-back, Worcester Gas Fired Combination Boiler, space for fridge/freezer, door to garden and door to:

Under Stairs Pantry/Cupboard: 7' 1" x 2' 7" (2.16m x 0.79m)

Light point, shelving providing storage.

Dining Room: 12' 0" x 10' 0" (3.65m x 3.05m)

Window to rear aspect, laminate flooring, radiator, door to hallway.

First Floor Landing: 11' 8" max into stairwell x 9' 4" max (3.55m x 2.84m)

Smoke alarm, doors to accommodation.

Bedroom One: 12' 11" x 12' 8" (3.93m x 3.86m)

Two windows to front aspect, radiator, opening and stairs second floor.

Bedroom Two: 12' 0" x 9' 11" (3.65m x 3.02m)

Window to rear aspect, radiator.

Bedroom Three: 8' 11" x 8' 10" (2.72m x 2.69m)

Window to front aspect, radiator,

Bedroom Four: 10' 0" x 6' 10" (3.05m x 2.08m)

Window to rear aspect, radiator.

Bathroom: 9' 8" x 5' 8" (2.94m x 1.73m)

Spotlights, ceiling mounted extractor fan, obscured windows to side aspect, part tiled walls, radiator, wash hand basin with storage below and mirror above, offset corner bath with mixer taps and mixer shower with handheld attachment over, WC.

Second Floor Landing: 15' 3" x 2' 10" (4.64m x 0.86m)

Skylight, smoke alarm, door to airing cupboard, and doors to accommodation.

Loft Room/Office: 13' 0" x 7' 6" (3.96m x 2.28m)

Sloped ceilings, skylight, door to eaves storage, radiator.

WC: 11' 8" x 5' 4" (3.55m x 1.62m)

Sloped ceiling, skylight, wash hand basin with tiled splash-back and mirror above, radiator, WC, door to eaves storage.

Rear External:

Enclosed by fence, laid to patio/lawn, two storage sheds, path and gate to front.

Photography





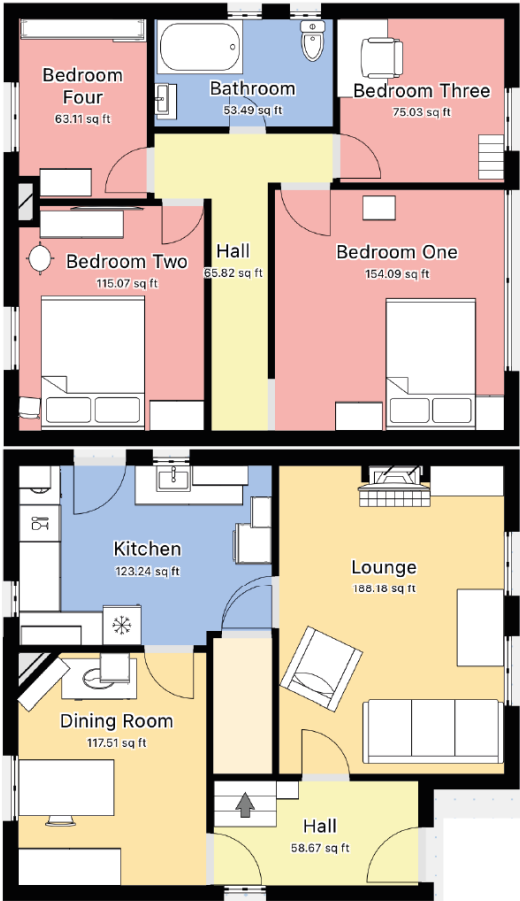








Floor Plan



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EPC

25 Cranleigh Road BOURNEMOUTH BH6 5JT	Energy rating D	Valid until: 27 June 2034 Certificate number: 2784-3039-0206-2594-4200
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Property type	Detached house
Total floor area	122 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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

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