

# 5, Luther Road, Bournemouth, BH9 1LH



# Property overview

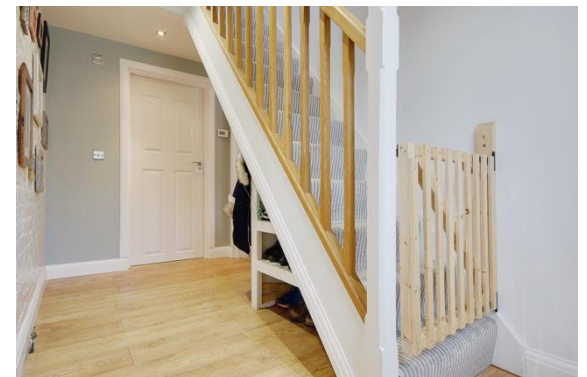
**Guide Price £465,000**

**A unique extended three/four bedroom refurbished detached house situated conveniently for popular local primary and secondary schools, Winton High Street, Charminster High Street, and direct links to Bournemouth, Boscombe and further afield.**

**The accommodation offers a hallway, lounge, bathroom, dining room, open plan split-level kitchen/utility/living room with bifold doors to garden and studio/office/potential bedroom four with independent access and shower room on the ground floor.**

**On the first floor, there is a landing and three double bedrooms.**

**The property benefits from a newly laid drive for two vehicles, a landscaped rear garden, character features (some exposed**





# Accommodation

## **Front External:**

Laid to tarmac with drop curb, providing parking for two vehicles, enclosed by low-level fencing also giving gate to side path, composite front door to:

**Entrance Hall:** 12' 0" x 5' 0" (3.65m x 1.52m)

Spotlights, smoke alarm, painted and sealed exposed brick wall, shelving recess, also housing electric consumer unit and meter, laminate flooring, doors to accommodation, stairs to first floor.

**Lounge:** 12' 0" x 11' 7" max into recess (3.65m x 3.53m)

Window to front aspect, spotlights, radiator, TV, laminate flooring.

**Bathroom:** 9' 8" x 8' 6" (2.94m x 2.59m)

Spotlights, feature glazed light brick recess, additional shelving recess, extractor fan, tiled walls and floor, luxury oversized bath with contemporary mixer tap over, curved glazed corner shower enclosure (with inset mixer shower and toiletry recess), pedestal wash hand basin with mirror cabinet above, chrome ladder style towel radiator.

**Dining Room:** 11' 11" x 11' 8" max into recess (3.63m x 3.55m)

Spotlights, radiator, window to front aspect, laminate flooring, opening to:

**Split-level Kitchen/Utility Space Overall:**

[www.simonandcoproperty.co.uk](http://www.simonandcoproperty.co.uk)

## **Utility Area:**

Spotlights, further cabinets and matching work surfaces, space for fridge/freezer, space and plumbing for washer dryer, doors leading to rear garden, tiled floor, steps to:

**Living Room Area:** (Irregular Shape) 14' 0" max x 11' 1" max (4.26m x 3.38m)

Feature lantern skylight, spotlights, radiator, display shelving recess, tiled floor, bifold doors to rear patio and garden, internal doorway to:

**Studio/Office/Potential Bedroom Four:** 13' 10" x 11' 11" (4.21m x 3.63m)

Irregular shape, currently used as a treatment room. Spotlights, smoke alarm, semi vaulted ceiling with feature lantern skylight, obscured windows to side and rear aspects, radiator, tiled floor, composite door giving independent external access via right of way from Luther Road, door to cupboard space (3' 7" x 3' 0" - providing shelving and storage, also housing independent consumer unit), feature sealed and painted exposed brick wall, door to:

**Wet Room:** 8' 1" x 3' 7" max (2.46m x 1.09m)

Spotlight, extractor fan, service hatch to roof void, obscured window to side aspect, WC, paper towel dispenser, ladder towel, radiator, pedestal wash and basin, inset mixer shower insert shower drain, wall and floor, feature painted and sealed exposed brick wall

**First Floor Landing:** 11' 11" x 5' 6" (3.63m x 1.68m)

Window to front aspect, smoke alarm, hatch to

**Bedroom One:** 11' 11" x 11' 8" max to recess (3.63m x 3.55m)

Window to front aspect, radiator, painted floorboards.

**Bedroom Two:** 11' 10" x 11' 6" max into recess (3.60m x 3.50m)

Window to front aspect, radiator, painted floorboards.

**Bedroom Three:** 9' 9" x 8' 5" (2.97m x 2.56m)

Windows to side and rear aspects, radiator.

## **Rear External:**

Split level, L- shaped patio area, lawn area, retained beds with established shrubs and palms, further rear raised patio area with hammock stand, additional recently laid concrete base ready for a storage shed. Enclosed by fencing, path and steps lead down the side of the property past the kitchen door and to the front drive by secure gate.

# Photography



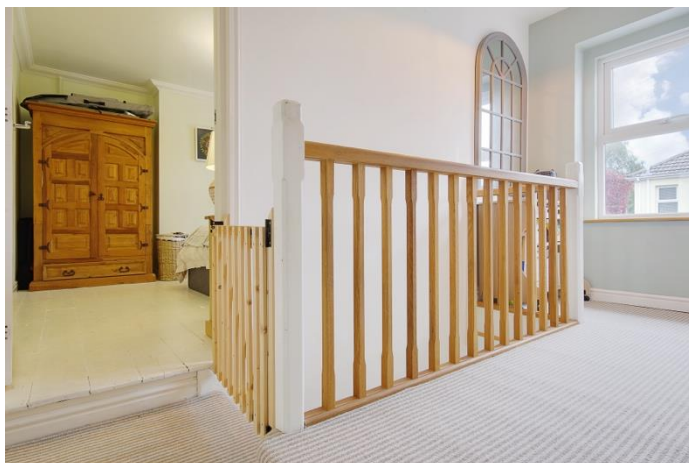
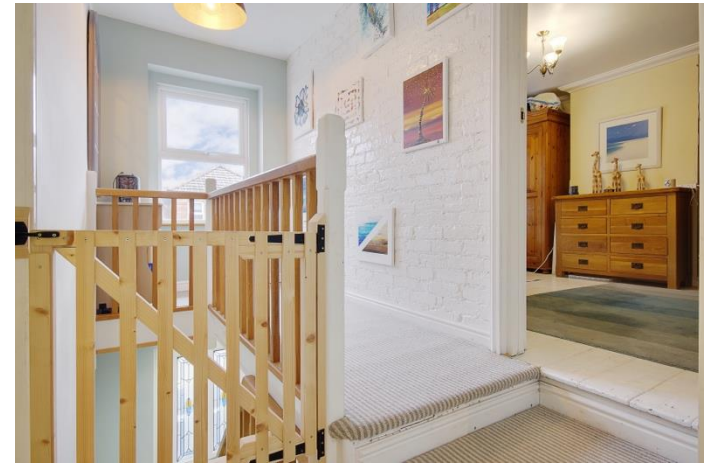




















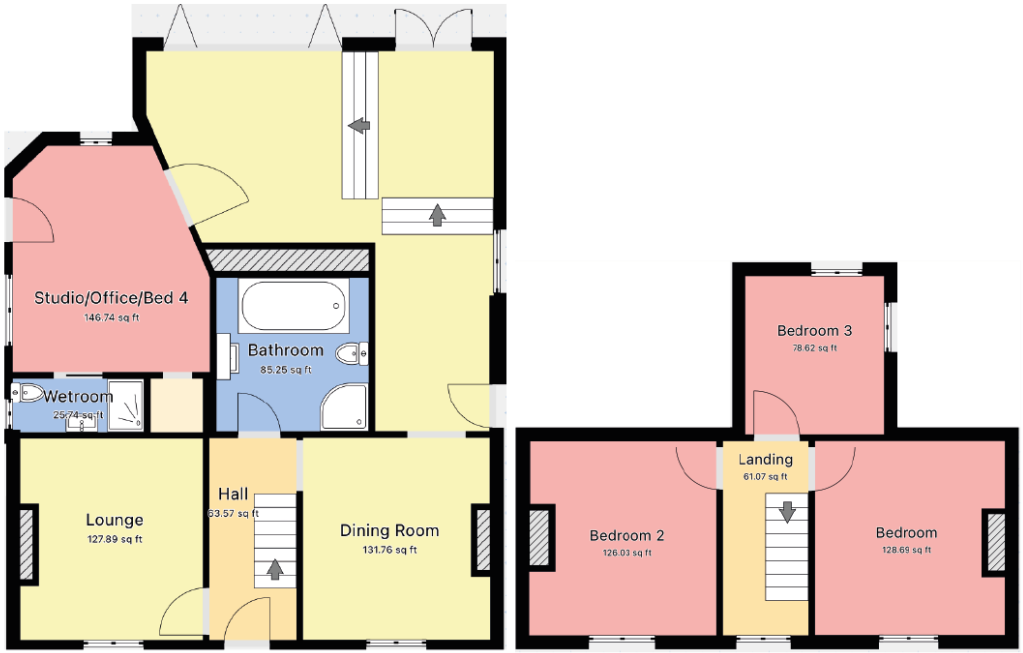




# Floor Plan

[https://www.rightmove.co.uk/property/1500791/#/?channel=RES\\_BUY](https://www.rightmove.co.uk/property/1500791/#/?channel=RES_BUY)

# EPC



5, Luther Road BOURNEMOUTH BH9 1LH	Energy rating <b>E</b>	Valid until: <b>21 September 2025</b>
		Certificate number: <b>0627-2872-7815-9825-4631</b>

Property type	Detached house
Total floor area	104 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 E. 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		70 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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# Contact

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