

**1271, Christchurch Road,
Bournemouth, BH7 6BP**



Property overview

Guide Price £425,000

A vibrant semi-detached house full of character with three double bedrooms in Christchurch Road, Iford, Bournemouth.

Convenient for Christchurch (1.7 miles), Southbourne Grove (1.1 miles), the shops, cafes and amenities of Christchurch Road high street (0.3 miles), Royal Bournemouth Hospital (1.0 miles), local nursery, primary & academy schools as well as travel links via Castle Lane East (0.3 miles) to Castle Point Shopping Park (2.0 miles), Bournemouth (4.2 miles), Southbourne Beach (2.0 miles) and Poole (8.3 miles).

The accommodation offers an entrance hall, downstairs WC with understairs storage, lounge, open plan kitchen/breakfast/diner, conservatory and utility room on the ground floor.

Upstairs, there is a landing (with hatch to loft space), three double bedrooms and a family bathroom.

Externally, there is a south-easterly facing patio/garden with a storage shed, side access via a double gate and a driveway providing parking for several vehicles.

The property also benefits from gas-fired central heating and UPVC double glazing.

Offered with no forward chain & vacant possession

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Accommodation

Front External:

Driveway providing parking for several vehicles, partly enclosed by a fence, laid to shingle driveway, a path leading to side gates, UPVC front door to:

Entrance Hall: 12' 2" max into stairwell x 5' 11" max (3.71m x 1.80m)

Obscured windows to front, picture rail, radiator, recessed doormat, doors to accommodation and door to:

Downstairs WC: 5' 6" x 3' 2" (1.68m x 0.96m)

Part-sloped ceiling, light point, WC, wash hand basin with tiled splash back over and storage below, ladder-style towel radiator, door to under stairs storage.

Open Plan Kitchen/Breakfast/Diner: Overall Measurement: 24' 5" x 11' 11" (7.44m x 3.63m)

Kitchen Area: 11' 6" x 11' 11" (3.50m x 3.63m)

Spotlights, windows to side aspect, range of eye and base level units, tiled splash-back, integrated oven/grill, integrated 4-ring gas hob with extractor fan over, space for dishwasher, space for full sized fridge/freezer, composite sink/drainage with mixer tap over, radiator, breakfast bar, door to side/garden, open plan with:

Breakfast/Dining Area: 12' 9" x 11' 11" (3.88m x 3.63m)

Two oval stained glass feature windows to side aspect, picture rail, radiator, windows and French doors to:

Conservatory: 9' 1" x 7' 0" (2.77m x 2.13m)

Polycarbonate roof, windows to side and rear aspect, radiator, French doors to rear garden, opening to:

Utility Room: 5' 6" x 4' 0" (1.68m x 1.22m)

ARISTON gas-fired combination boiler, obscured window to rear aspect, radiator, space and plumbing for washing machine, space for dryer.

Lounge: 16' 3" max into bow bay window x 12' 0" max (4.95m x 3.65m)

Bow Bay window to front, picture rail, TV point, radiator.

First Floor Landing: (L-Shaped) 20' 4" x 8' 2" (6.19m x 2.49m)

Obscured glass hatch to loft, picture rail, radiator, doors to accommodation.

Bedroom One: 16' 4" max into bow bay window x 11' 11" max (4.97m x 3.63m)

Bow bay to front aspect, picture rail, radiator.

Bedroom Two: 12' 0" x 11' 11" (3.65m x 3.63m)

Picture rail, window to rear aspect, two oval stained glass feature windows to side aspect, radiator.

Bedroom Three: (Irregular Shape) 11' 0" max x 8' 7" max (3.35m x 2.61m)

Pictures rail, window to side aspect, radiator.

Bathroom: 8' 8" x 6' 0" (2.64m x 1.83m)

Spotlights, ceiling mounted extractor fan, obscured window to side aspect, part tiled walls, wash hand basin with tiled splash back and storage below, ladder style towel radiator, panelled p-shaped bath with glazed shower screen, mixer tap handheld attachment and waterfall shower over, WC.

Rear External:

South-easterly facing, enclosed by fence and wall, patio laid to grass, storage shed, side path leading to side gate and side door to kitchen.

Storage Shed: 17' 8" x 9' 7" (5.38m x 2.92m)

Felt roof, timber construction, providing storage.

Photography

















Floor Plan

EPC



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1271, Christchurch Road BOURNEMOUTH BH7 6BP	Energy rating D	Valid until:	25 June 2028
		Certificate number:	2568-1086-7226-5288-8950

Property type	Semi-detached house
Total floor area	128 square metres

Rules on letting this property

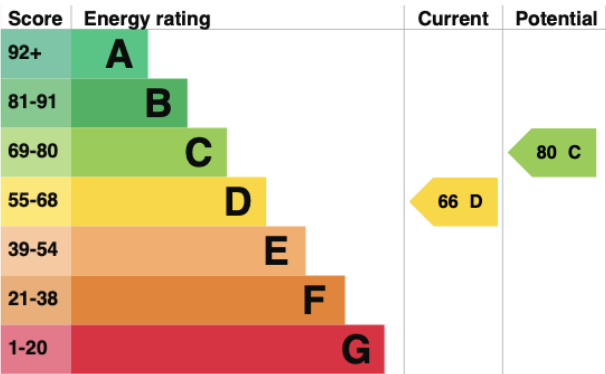
Properties can be let if they have an energy rating from A to E.

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.](#)



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