

40, York Place, Bournemouth, BH7 6JN



Property overview

Guide Price £330,000

A character three bedroom terraced house situated in a convenient location. With easy access to local shops in Pokesdown, Southbourne Grove and Boscombe, as well as the picturesque Kings Park recreational ground and the mainline Pokesdown train station.

Additionally, the clifftops and beaches are conveniently reachable via the nearby Woodland Walk. Also well positioned for excellent travel links to Bournemouth, Southbourne, and Christchurch.

The accommodation offers hallway with stair recess, lounge, dining room, kitchen, inner lobby, bathroom with shower recess, first floor landing, cupboard (previously W.C.), and three bedrooms.

The property also benefits from gas fired central heating, double glazing, character features (eg. boot-scraper, architrave, floor boards etc), and rear garden (with sun deck and shed).



Accommodation

Entrance Via:

Character front door with original cast boot scraper and feature lintel to:

Hallway: 31' 2" x 2' 10" (9.49m x 0.86m) widening to 9' 6" (2.89m) max into stair recess

Character architrave and coving, original feature arch, high-level electric consumer unit and meter, radiator, character floorboards, stair recess (with window to side aspect, tiled floor, and access to under stairs cupboard), stairs to 1st floor, doors to accommodation.

Lounge: 11' 10" max into recess x 10' 9" (3.60m x 3.27m)

Feature architrave, ornamental chimney recess, radiator, character floorboards, opening to:

Dining Room: 11' 11" max into recess x 10' 9" (3.63m x 3.27m)

Panelled ceiling, window to rear aspect, radiator, chimney recess, range of shelving, character floorboards.

Kitchen: 9' 7" x 9' 1" (2.92m x 2.77m)

Window to side aspect, range of eye and base level units, wood block work surfaces, splash-back tiling, integrated electric oven, induction hob with hood over, stainless steel sink with mixer tap over, space and plumbing for washing machine, space for fridge freezer, tiled floor, door to side aspect leading to rear side path and garden, opening to:

Inner Lobby: 5' 0" x 3' 6" (1.52m x 1.07m)

Service hatch to loft space, shelf, recess suitable for cupboard, tiled floor, door to:

Bathroom: L-Shaped - 10' 5" narrowing to 6' 6" (3.17m narrowing to 1.98m) x 8' 10" narrowing to 3' 3" (2.69m narrowing to 0.99m)

Two obscured windows to rear aspect, part tiled walls, pedestal wash hand basin, WC, roll top bath with mixer tap over, chrome ladder style towel radiator, glazed shower enclosure with mixer shower and overhead shower over, tiled floor.

Rear Garden:

Rear side path leads to rear garden which is mainly laid to stone chippings with established shrubs and trees, shed for storage, raised sun deck with pergola over. All enclosed by timber panel fencing.

First Floor Landing: 18' 4" x 2' 11" (5.58m x 0.89m) widening to 9' 1" x (2.77m)

Hatch to loft, window to side aspect on half return, character floorboards, radiator, doors to accommodation, door to:

Storage Cupboard: 5' 10" x 3' 0" (1.78m x 0.91m)

(Formerly WC with plumbing - could be reinstated). Extractor fan, light point, currently used for storage.

Bedroom One: 14' 1" max into recess x 11' 10" (4.29m x 3.60m)

Window to front aspect, radiator, feature fire surround, character floorboards.

Bedroom Two: Irregular Shape 10' 9" x 12' 0" max (3.27m x 3.65m)

Window to rear aspect, radiator, character floorboards.

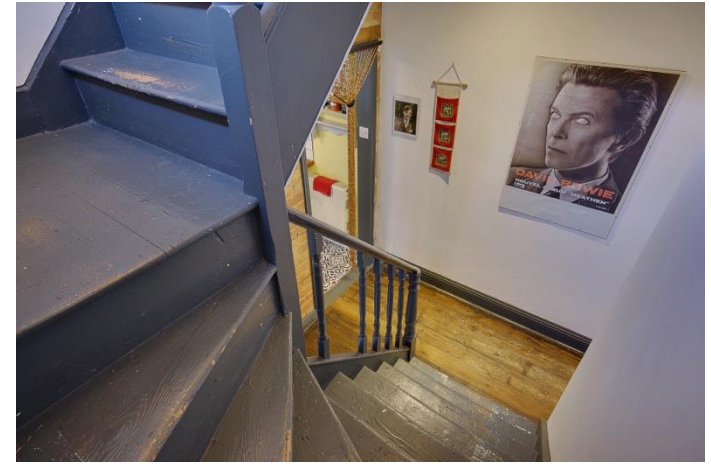
Bedroom Three: 9' 2" x 9' 0" (2.79m x 2.74m)

Window to rear aspect, radiator, character floorboards, feature exposed brick chimney recess.

Photography











Floor Plan

EPC



Energy performance certificate (EPC)

! This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Ministry of Housing, Communities and Local Government (MHCLG).

mhclg.digital-services@communities.gov.uk
Telephone: 020 3829 0748

40, York Place BOURNEMOUTH BH7 5JN	Energy rating E	This certificate expired on: 16 March 2024
		Certificate number: 0922-2803-7576-9894-1641

Property type	Mid-terrace house
Total floor area	106 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>).

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