

**288, Windham Road,  
Bournemouth, BH1 4QU**



# Property overview

**Guide Price £365,000**

A well-presented, three-bedroom semi-detached house in Windham Road, Bournemouth.

Convenient for local primary, junior and academy schools, Bournemouth Train Station (1.0 miles), Kings Park (0.2 miles) as well as travel routes to Bournemouth Town Centre (1.6 miles), Southbourne (3.4 miles), Poole (5.4 miles) and Christchurch (3.6 miles).

The accommodation (which has been heavily expanded by previous owners with double-storey extensions on side and rear elevations) offers an entrance hallway, 18'5" side storage providing side access, a dining room open plan with a kitchen, a second reception and an additional separate lounge on the ground floor.

Upstairs, there are three bedrooms (2 doubles and a single), en-suite to master and a family bathroom.

The property also benefits from rear garden and driveway parking for two





# Accommodation

## **Front External:**

Driveway for two vehicles, enclosed by dwarf wall and foliage, front door to:

## **Entrance Hall: 11' 11" x 4' 4" (3.63m x 1.32m)**

High-level windows to side aspect, gas meter, UPVC door to side storage, front door to:

## **Dining/Breakfast Room: 14' 3" x 12' 1" (4.34m x 3.68m)**

Spotlights, window into lean-to storage, breakfast bar, stairs to first floor, arch opening to second reception, door to inner hall, open plan with:

## **Kitchen: 12' 2" x 11' 6" (3.71m x 3.50m)**

Spotlights, smoke alarm, windows to rear aspect, range of eye and base level units, integrated oven/grill with gas hob and extractor fan over, stainless steel 1 1/2 sink/drainage with mixer tap over, cupboard housing gas fired combination boiler, space for washing machine, space for dishwasher, space for full-sized fridge/freezer, door to garden.

## **Second Reception: 15' 6" x 6' 10" (4.72m x 2.08m)**

Smoke alarm, radiator, sliding glass door to patio/garden.

## **Inner Hall: 2' 11" x 2' 8" (0.89m x 0.81m)**

Laminate flooring, opening to the lounge and

## **Under-Stairs Cupboard: 4' 1" x 3' 1" (1.24m x 0.94m)**

Sloped with stairs, light point, providing storage, housing consumer unit and electric meter.

## **Lounge: 12' 3" x 11' 11" (3.73m x 3.63m)**

Bow bay window to front aspect, radiator, feature fireplace surround.

## **Side Storage: 18' 5" x 5' 9" (5.61m x 1.75m)**

Polycarbonate sloped roof, door to garden, external power socket, laid to decking.

## **First Floor Landing: 14' 3" max x 8' 10" max (4.34m x 2.69m)**

Smoke alarm, split-level accommodation, doors to accommodation.

## **Bedroom One: 12' 2" x 12' 1" (3.71m x 3.68m)**

Window to rear aspect, radiator, door to:

## **En-Suite: 8' 4" x 3' 11" (2.54m x 1.19m)**

Part sloped ceiling, inline extractor fan, tiled walls and floor, obscured window to side aspect, shower enclosure with mixer controls and handheld attachment over, ladder style towel radiator, pedestal wash hand basin with mirrored cabinet over, fitted shelves, WC.

## **Bedroom Two: 12' 3" x 11' 11" (3.73m x 3.63m)**

Bow bay window to front aspect, radiator.

## **Bedroom Three: 8' 9" x 7' 5" (2.66m x 2.26m)**

Window to rear aspect, radiator, laminate flooring.

## **Bathroom: 9' 11" max x 8' 5" max (3.02m x 2.56m)**

Extractor fan, two obscured windows to side aspect, part tiled walls, panelled bath with mixer taps as well as mixer shower controls with handheld attachment over, WC, wash hand basin with storage below and mirror above, door to airing cupboard (with hatch to loft inside), radiator.

## **Garden:**

South Easterly facing, laid to patio, grass and raised decking area, enclosed by wall and foliage.

# Photography











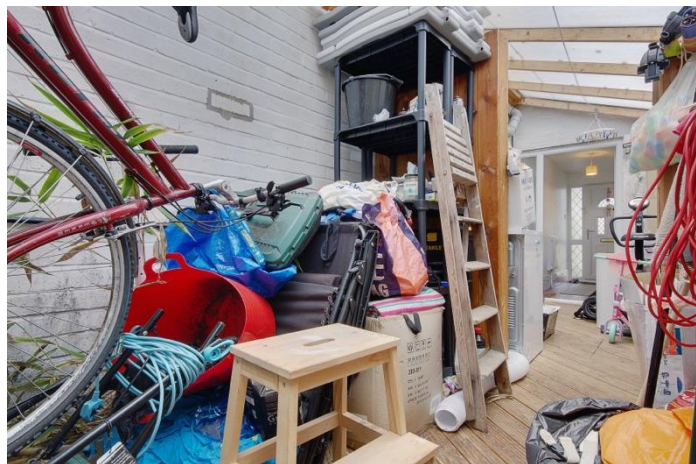














# Floor Plan

# EPC



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288, Windham Road BOURNEMOUTH BH1 4QU	Energy rating <b>D</b>	Valid until:	24 September 2028
		Certificate number:	8788-7121-2850-5085-0922

Property type	Semi-detached house
Total floor area	115 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		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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