

63, Jewell Road, Bournemouth, BH8 0JL



Property overview

Guide Price £325,000

A well-presented and extended 2 double bedroom semi-detached house in Jewell Road, Bournemouth. Convenient for Castle Point Shopping Centre (0.7 miles), JP Morgan (1.1 miles), Royal Bournemouth Hospital (1.1 miles), Southbourne (2.6 miles), Bournemouth (4.1 miles) and further afield with direct access to the A338 (0.6 miles).

The accommodation offers a lounge with an understairs recess and cupboard, a separate dining room, kitchen and a converted garage on the ground floor.

Upstairs is a landing space with a hatch to the loft, two double bedrooms with fitted wardrobes, a shower room and a separate WC.

Externally, there is a well-landscaped patio/garden with additional raised decking area and storage shed

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Accommodation

Front External:

Driveway enclosed by dwarf wall and foliage, providing parking for several vehicles, up and over door to garage, front door to:

Lounge: 17' 7" max into stairs recess x 13' 9" max into bay window(5.36m x 4.19m)

Stairs to first floor, doors to accommodation, window to side aspect, under stairs recess, arch opening to dining room, radiator, bay window to front aspect, door to:

Under-Stairs Cupboard: 2' 5" x 2' 5" (0.74m x 0.74m)

Shelving providing storage, housing consumer unit and electric meter.

Kitchen: 9' 11" x 9' 5" (3.02m x 2.87m)

Spotlight, window to rear aspect, range of eye and base level units, granite worktops, integrated oven/grill with 5 ring gas hob and extractor over, double bowl stainless steel sink with mixer tap and separate water softer tap over, space for appliances (washing machine, full sized fridge/freezer), cupboard housing Viessmann gas fired combination boiler, door to:

Converted Garage: 19' 0" x 7' 10" (5.79m x 2.39m)

Currently configured for home baking business, fully insulated, spotlights (on motion detector), obscured window and obscured glazed door to patio/garden, up and over garage door to front

First Floor Landing: 7' 11" max x 6' 3" max (2.41m x 1.90m)

Hatch to loft, window to side aspect, doors to accommodation, laminate flooring.

Bedroom One: 14' 2" max x 11' 10" max (4.31m x 3.60m)

Range of fitted wardrobes, window to front aspect, radiator, door to storage cupboard, laminate flooring.

Bedroom Two: 11' 0" x 10' 0" (3.35m x 3.05m)

Window to rear aspect, radiator, fitted wardrobes, laminate flooring.

Shower Room: 6' 0" x 4' 9" (1.83m x 1.45m)

Obscured window to side aspect, fully tiled walls and floor, ladder style towel radiator, countertop stone sink with mixer tap and electric mirror over, waterfall shower with mixer controls and handheld attachment over.

Separate WC: 4' 6" x 2' 7" (1.37m x 0.79m)

Obscured window to side aspect, part tiled walls, wash hand basin with storage below, WC, handheld bidet.

Garden:

Fully landscaped by current owners - Enclosed by fence, laid to patio/grass, outside tap, raised

Photography







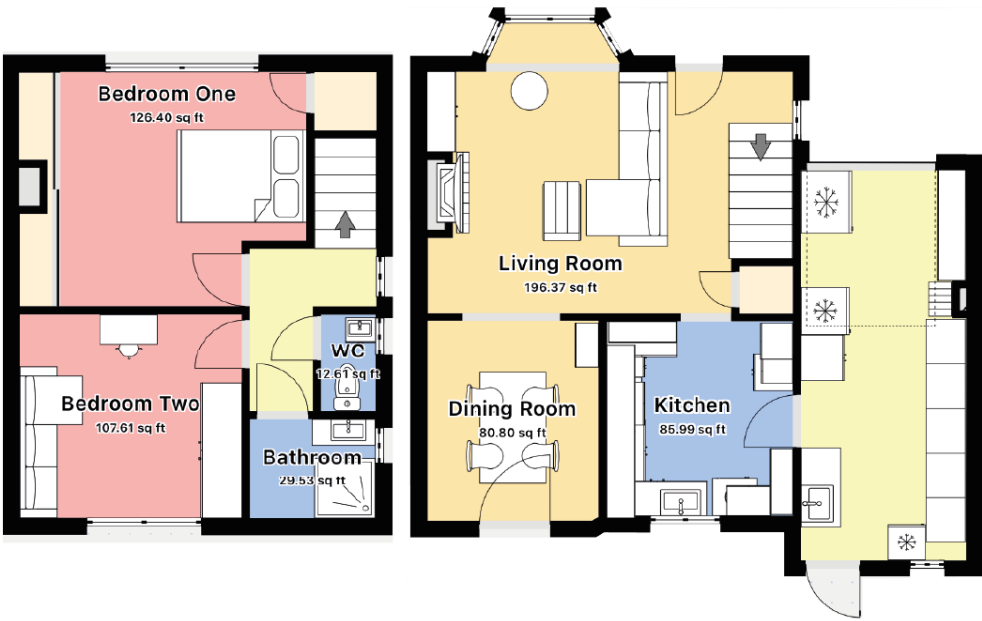






Floor Plan

EPC



63, Jewell Road BOURNEMOUTH BH8 0JL	Energy rating E	Valid until:	13 January 2027
		Certificate number:	8201-9344-1929-1697-7933

Property type	Semi-detached house
Total floor area	40 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 B.
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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