

126, Avon Road, Bournemouth, BH8 8SF



Property overview

Guide Price £350,000

An extensively upgraded, 3 double bedrooms plus loft room, semi-detached house in Avon Road, Charminster, Bournemouth.

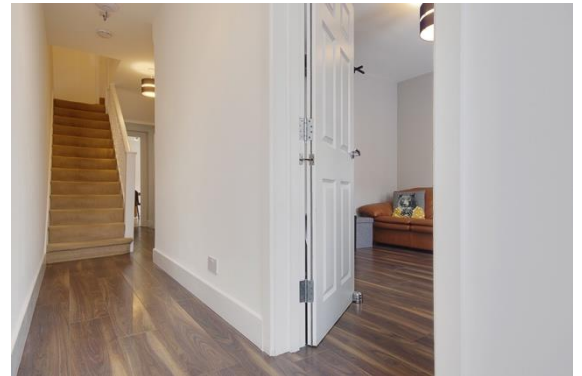
Convenient for local nurseries, junior and primary schools, the popular bars, restaurants and amenities of Charminster High Street (0.5 miles), Bournemouth Town Centre (1.8 miles), East Cliff Beach (1.6 miles), as well as direct access to further afield via the A338 (0.4 miles).

The accommodation offers an entrance hallway, lounge, a separate dining room, kitchen/breakfast room, utility lobby and shower room on the ground floor.

Upstairs, there is a split-level landing, three double bedrooms (bedroom one has an en-suite) with a staircase up to a loft room (currently used as a cinema room).

The property also benefits from an insulated storage shed (with power), double glazing, gas-fired central heating, driveway parking and courtyard-style rear garden, and numerous IT/tech home infrastructure features (see agents' notes).

The vendor has agreed to buy a property with no forward chain.



Accommodation

Front External:

Block paved driveway, enclosed by wall and fence, access to side/rear external, front door to:

Hallway: 26' 0" max x 5' 4" max into stairwell (7.92m x 1.62m)

Smoke alarm, stairs to first floor, doors to accommodation, laminate flooring.

Lounge: 13' 8" max into bay x 11' 9" (4.16m x 3.58m)

Bay window to front aspect, laid to laminate flooring.

Dining Room (Currently Hobby Room): 12' 4" x 9' 6" (3.76m x 2.89m)

Window to rear aspect, radiator, laminate flooring.

Kitchen/Breakfast Room: 11' 6" x 10' 6" (3.50m x 3.20m)

Smoke alarm, window to side aspect, range of eye and base level units, integrated Hotpoint oven & grill with induction hob and extractor over, space for appliances (American style fridge/freezer, dishwasher), composite 1 1/2 sink/drainers with mixer tap over, opening to:

Utility: 5' 1" max x 4' 10" max (1.55m x 1.47m)

Part sloped ceiling, space for stacked washing machine & dryer, door to side/rear, pocket door to:

Downstairs Shower Room: 5' 8" x 4' 9" (1.73m x 1.45m)

Sloped ceiling, extractor fan, fully tiled walls and floor, obscured window to rear aspect, shower enclosure with mixer shower controls and handheld attachment over, wash hand basin with storage below and vanity mirror above, ladder style towel radiator, WC.

First Floor Landing: 11' 11" x 5' 4" max into stairwell (3.63m x 1.62m)

Smoke alarm, split-level, doors to accommodation.

Bedroom One: 16' 1" max into bay x 15' 4" max (4.90m x 4.67m)

Bay window to front aspect, radiator, stairs to the second floor, door to:

En-Suite: 8' 8" x 4' 9" (2.64m x 1.45m)

Spotlights, ceiling mounted extractor fan, fully tiled walls and floor, walk in shower enclosure with mixer shower controls, handheld attachment and inline waterfall shower head over, ladder style towel radiator, wash hand basin with storage below and vanity mirror above, WC with enclosed cistern.

Loft Room (Currently Home Cinema): 20' 11" max x 15' 4" max (6.37m x 4.67m)

Spotlights, smoke alarm, sloped ceilings with skylights on either side, MITSUBISHI air conditioning unit.

Bedroom Two: 11' 11" x 9' 7" (3.63m x 2.92m)

Window to rear aspect, radiator.

Bedroom Three: 11' 4" x 9' 4" (3.45m x 2.84m)

Window to rear aspect, MITSUBISHI air conditioning unit, radiator, opening to cupboard/recessed shelving, door to:

Cupboard: 3' 4" x 1' 3" (1.02m x 0.38m)

Housing gas gas-fired combination boiler, providing storage.

Rear & Side External:

Enclosed by fence surround, external power sockets, outside tap, laid to block paving, door to:

Workshop: 11' 5" x 7' 4" (3.48m x 2.23m)

Spotlights, consumer unit, 4 network cables, fully insulated (bottom sides and top), digital lock.

Agents Note Regarding Works:

2012 - Started Full interior refurb, Replaced electrical wiring, new consumer unit, Replaced plumbing, New boiler + radiators, Initial loft room build, Walls replastered with sound-block plaster board (improve sound-proofing), Doors replaced (majority fire doors for safety + sound-proofing), Replaced wobbly floorboards, Ply-lined floors (under carpet + laminate), New laminate flooring downstairs, New carpet upstairs, Cat6 network cables throughout house (on ceilings for wifi access points, some outside for cameras).

Continued...

2013 - Finished interior refurb from, Replaced old clay external waste pipes, Replaced external water mains, Removed underground debris and rocks to improve drainage

2014 - Replaced front border wall (left side of driveway), Replaced fence (right side of driveway).

2015 - Finished loft / cinema room, Fitted AC unit in loft room, Custom in-wall hifi rack in loft room, Hidden power and speaker terminals underneath the hifi rack, Speaker cables hidden behind wall, panel-terminations at both sides, Cat6 network cable to projector for future-proofing.

2016 - Driveway block-paved, Replace external gutters / fascias / soffits, Shed built (Shed fully insulated, ply-lines, cabled (60A feed), consumer unit fitted, 4x cat6 network cables, light fittings inside + outside), Repointed chimney - lime pointing, Repointed misc external walls - lime pointing, Misc brickwork replacement, Misc roof repairs, Render of external wall (downstairs bathroom area).

2017 - Built clean-room for servers to the side of the loft room, Fitted Philips in-wall hepa filter to clean air from the loft space.

2018 - Replace blown double-glazing panels

2019 - Security camera system fitted, Professional-grade Hikvision IP cameras (x4) with PoE and local storage, Supports up to 16 cameras with the existing setup.

2020 - Interior refresh, Replaced en-suite shower, fitted Grohe mixer unit.

2021 - Fitted 2nd AC unit in bedroom 3 (wifi enabled)

2022 - Replaced AC unit in loft room (wifi enabled)

2023 - Repointed side brickwork (outside kitchen area) - lime pointing.

2024 - Repointing front brickwork - lime pointing, Interior refresh, Replaced blown double glazing panels.

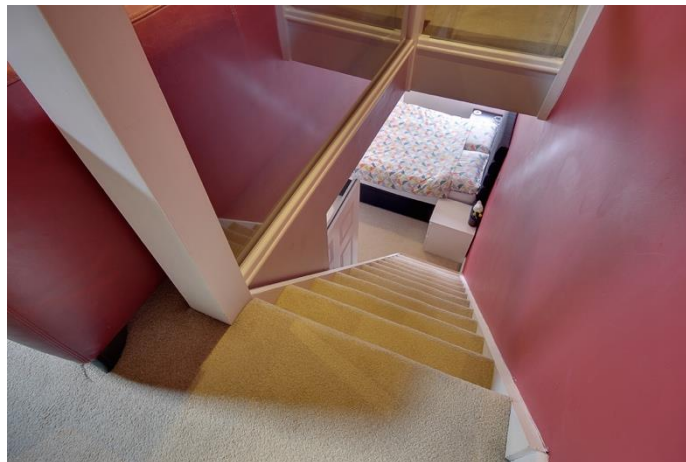
(This is not necessarily an exhaustive list).

Photography















Floor Plan

EPC



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126 Avon Road BOURNEMOUTH BH8 8SF	Energy rating D	Valid until: 15 January 2035
		Certificate number: 0635-0629-0400-0774-5296

Property type	Semi-detached house
Total floor area	100 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.](#)

04/06/2025, 12:43 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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