

23, Draycott Road, Bournemouth, BH10 5AP



Property overview

Guide Price £410,000

A well-presented three bedroom detached house in Draycott Road, Ensbury Park, Bournemouth.

Convenient for Redhill Park (0.4 miles), local pre, primary and secondary schools, Turbary Retail Park (2.2 miles), the popular amenities, restaurants and shops of Winton High Street (0.9 miles), Bournemouth University (0.9 miles) as well as travel routes to Bournemouth (3.2 miles), Poole (4.8 miles) and Southbourne (6.2 miles).

The accommodation offers an entrance hallway with under-stairs storage, front lounge, open plan kitchen/diner, utility/downstairs WC, and garden room on the ground floor.

Upstairs, there are three bedrooms and a family bathroom.

Externally, there is a well-landscaped garden and a 16' double garage.

The property benefits from UPVC double glazing, gas-fired central heating, off-road parking for up to two vehicles, an EV charger and a westerly facing garden.



Accommodation

Front External:

Tarmac driveway with block paved edge providing off-road parking, gate (to side path and rear garden), step and composite front door to:

Entrance Hall: 15' 6" x 6' 10" (4.72m x 2.08m)

Smoke alarm, radiator, stairs to first floor, laminate flooring, doors to accommodation and door to:

Understairs Cupboard: 4' 5" x 2' 5" (1.35m x 0.74m)

Obscured window to side aspect, shelving and hanging space providing storage, (also housing consumer unit and electric meter).

Lounge: 13' 8" max into bay x 11' 11" (4.16m x 3.63m)

Picture rail, bay window to front aspect, radiator, laminate flooring.

Open Plan Kitchen/Diner: Overall

Measurements: 18' 1" x 12' 3" (5.51m x 3.73m)

Kitchen Area: 12' 3" x 10' 8" (3.73m x 3.25m)

Range of eye and base level units, integrated appliances (dishwasher, 4 ring Hotpoint induction hob with extractor over, Bosch oven and grill, fridge/freezer), kitchen island, laminate flooring, opening to garden room, open plan with:

Dining Area: 9' 6" x 6' 11" (2.89m x 2.11m)

Window to side aspect, radiator, low level cabinet housing gas meter, door to:

Utility/Downstairs WC: 6' 11" x 4' 0" (2.11m x 1.22m)

Obscured window to rear aspect, part tiled walls, radiator, range of eye level units (housing glow worm gas fired combination boiler), space and plumbing for washing machine, wash hand basin with storage below, WC.

Garden Room: 13' 7" x 10' 3" (4.14m x 3.12m)

Sloped UPVC glazed ceiling, windows to side and rear aspects, French doors to garden.

First Floor Landing: 8' 2" x 7' 3" (2.49m x 2.21m)

Obscured window to side aspect, split level, doors to accommodation.

Bedroom One: 14' 0" max into bay x 11' 1" (4.26m x 3.38m)

Bay window to front aspect, radiator, sliding door to built-in wardrobe.

Bedroom Two: 12' 7" x 10' 8" (3.83m x 3.25m)

Window to rear aspect, radiator, feature panelled wall.

Bedroom Three: 11' 2" x 6' 6" (3.40m x 1.98m)

Bay window to front aspect, radiator.

Bathroom: 6' 10" x 6' 9" (2.08m x 2.06m)

Spotlights, hatch to loft (boarded), obscured window to rear aspect, fully tiled walls and floor, ladder style towel radiator, panelled bath with waterfall tap, mixer controls and waterfall shower over, WC, wash hand basin with storage below and mirror above.

Rear External:

Westerly facing, enclosed by fence and wall, laid to decking and grass, stone slab path to patio area, side path and gate to front, access to:

Double Garage: 16' 2" max x 16' 0" max (4.92m x 4.87m)

Two up and over doors, pitched polycarbonate roof, with power. (No vehicular access, for storage purposes only).

Photography

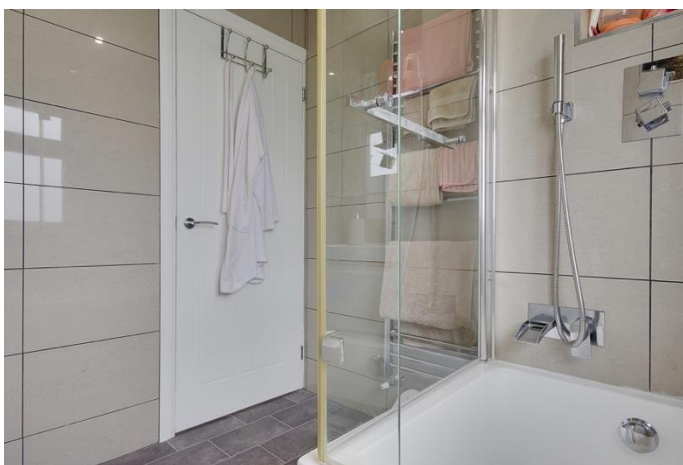








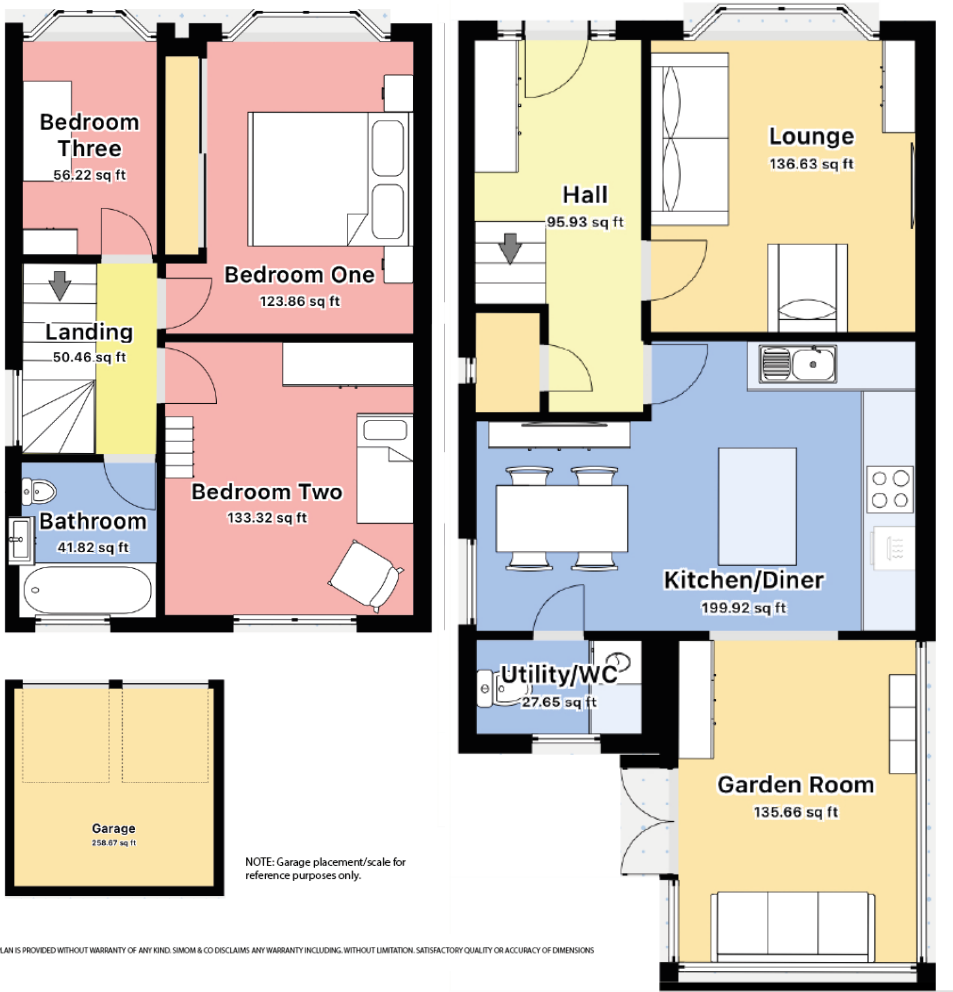








Floor Plan



EPC

21/07/2025, 15:04 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Find an energy certificate (/) English | Cymraeg

Energy performance certificate (EPC)

23 Draycott Road BOURNEMOUTH BH10 5AP	Energy rating D	Valid until: 9 January 2033
		Certificate number: 9601-3023-9209-4817-1204

Property type
Detached house

Total floor area
102 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.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/9601-3023-9209-4817-1204>

1/7

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

Also find us on

