

8, Portland Road, Bournemouth, BH9 1NQ



Property overview

Guide Price £300,000

A well-presented and upgraded three-bedroom mid-terrace townhouse in Portland Road, Winton, Bournemouth.

Convenient for the popular shops, restaurants and amenities of Winton High Street (0.3 miles), Redhill Park (0.9 miles), prestigious pre, primary and academy schools, Bournemouth University (1.3 miles), Bournemouth Town Centre (2.4 miles) and travel routes to Bournemouth Beach (2.5 miles), Southbourne (4.5 miles) and Poole (4.9 miles).

The accommodation offers an entrance hall, lounge, and kitchen/diner on the ground level. On the lower ground floor, there is a utility, storage cupboard and family bathroom.

On the first floor, there are three bedrooms.

The property benefits from a landscaped tiered garden, gas-fired central heating, and UPVC double glazing.



Accommodation

Front External:

Unrestricted parking on road, newly laid resin front garden enclosed by wall and fence, front door to:

Ground Level:

Entrance Hall: 3' 11" x 2' 10" (1.19m x 0.86m)

High level cupboard housing consumer unit and electric meter, light point, tiled flooring, door to:

Lounge: 16' 9" x 9' 11" (5.10m x 3.02m)

Window to front aspect, internet (full fibre) and TV point, stairs to 1st floor, radiator x 2, Nest thermostat control, opening to:

Kitchen/Diner: 13' 10" max x 11' 3" max (4.21m x 3.43m)

Window to rear aspect, range of eye and base level units, stainless steel sink drainer with mixer tap over, integrated appliances (dishwasher, oven/grill with induction hob and extractor over) space for full sized fridge freezer, cupboard housing Worcester gas fired combination boiler, radiator, laminate flooring, door to:

Inner Hall: 5' 2" x 2' 4" (1.57m x 0.71m)

Window to rear aspect, laminate flooring, stairs down to lower ground level.

First Floor Level:

Landing: 12' 10" max x 8' 5" max (3.91m x 2.56m)

Part sloped ceilings, smoke alarm, split level, window to rear aspect, doors to accommodation.

Bedroom One: 10' 10" x 10' 5" (3.30m x 3.17m)

Part sloped ceilings, skylight, spotlights, window to front aspect, radiator, sliding mirror doors to built-in wardrobes.

Bedroom Two: 11' 10" x 10' 10" (3.60m x 3.30m)

Part sloped ceiling, window to rear aspect, radiator.

Bedroom Three: 10' 1" x 5' 6" (3.07m x 1.68m)

Sloped ceiling, window to front aspect, radiator.

Lower Ground Level:

Laundry/Utility Room: 10' 6" x 9' 9" (3.20m x 2.97m)

Two obscured windows to rear aspect, bathroom underfloor heating control panel, range of low-level units, single bowl stainless steel sinks with mixer tap over, space and plumbing for washing machine, radiator, tiled flooring, glazed door to garden, door to bathroom and door to:

Storage Room: 4' 7" x 3' 4" (1.40m x 1.02m)

Light point, providing storage.

Bathroom: 6' 7" x 5' 10" (2.01m x 1.78m)

Extractor fan, obscured window to rear aspect, part tiled walls, panelled bath with shower controls, handheld and waterfall shower over, wash hand basin with mirror above and storage below, ladder style towel radiator, WC, under floor heating.

Rear External:

Tiered garden, enclosed by fence, laid to patio, grass and decking areas, outside tap, storage shed, external power sockets, ground and raised level flower beds, rear gate leading to path providing rear access.

Agents' Note:

Work carried out in the vendor's ownership, including but not limited to:

- Windows and doors in 2021
- New Gas Fired Combination Boiler in 2021
- New Kitchen in 2022
- Bathroom/Lower ground floor renovation in 2024
- Damp proofing to front of property in 2022 and lower ground floor during renovations.

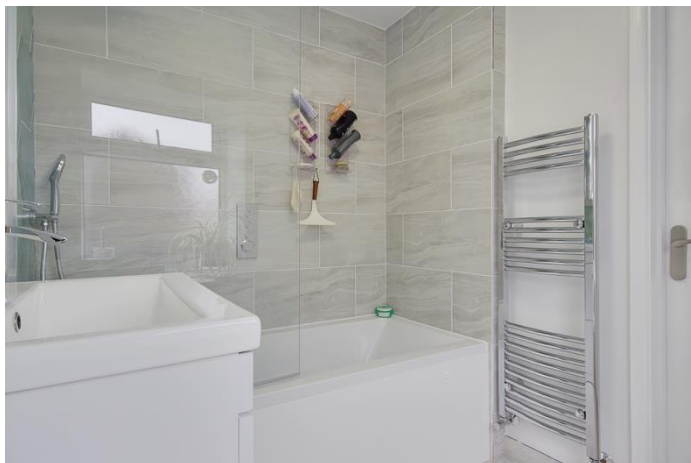
Photography













Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIMOM & CO DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

EPC

8, Portland Road BOURNEMOUTH BH9 1NQ	Energy rating C	Valid until: 5 February 2030
		Certificate number: 8470-6222-4760-9416-2202

Property type	Mid-terrace house
Total floor area	84 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 C. 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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

