

12, Wilkins Gardens, Bournemouth, BH8 8DJ



Property overview

Guide Price £380,000

A well-presented three-bedroom end of terrace house in the quiet cul-de-sac of Wilkins Gardens, Bournemouth.

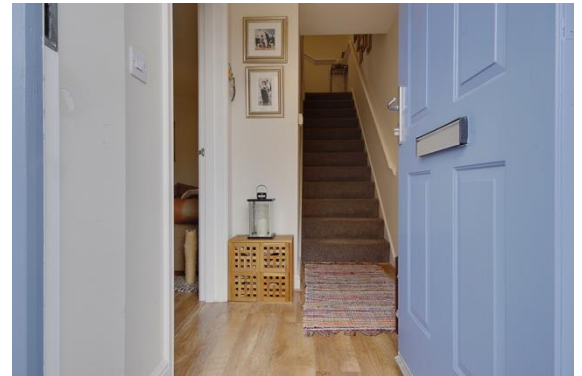
Convenient for the popular shops, restaurants and amenities of Charminster High Street (0.6 miles), scenic walks of Queens Park Golf Course (0.8 miles), Bournemouth Square (2.0 miles), Castlepoint Shopping Park (2.8 miles), Bournemouth Pier/Beach (2.0 miles).

The accommodation offers an entrance hallway, lounge, downstairs WC and open plan kitchen diner on the ground floor.

On the first floor, there are three bedrooms (bedroom one has a pass-through dressing room and en-suite) and a family bathroom.

Externally, there is a rear patio/garden and an 18'0" garage.

The property also benefits from UPVC double glazing, gas-fired central heating, and parking for two cars in tandem.



Accommodation

Front External:

Cul-De-Sac access from Malmesbury Park Road, vehicular access leading to rear parking/garage, front garden section laid to stone chippings, step and front door to:

Entrance Hall: 16' 5" max into stairwell x 4' 5" max (5.00m x 1.35m)

Central heating thermostat, security alarm control panel, radiator, stairs to the first floor, door to:

Lounge: 17' 4" x 11' 11" (5.28m x 3.63m)

High level consumer unit, box bay window to front aspect, radiator, TV point, door to:

Inner Lobby: 4' 10" x 3' 1" (1.47m x 0.94m)

Smoke alarm, light point, door to accommodation and door to:

Downstairs WC: 5' 3" x 2' 10" (1.60m x 0.86m)

Part sloped ceiling, radiator, pedestal wash hand basin with tiled splash back, WC.

Open Plan Kitchen/Diner: 15' 5" max x 14' 5" max (4.70m x 4.39m)

Dining Area: 10' 9" x 8' 9" (3.27m x 2.66m)

Radiator, French doors to patio/garden, open plan with:

Kitchen Area: 14' 5" max x 6' 8" max (4.39m x 2.03m)

Obscured window to side aspect and window to rear aspect, range of eye and base level units, integrated appliances (fridge/freezer, AEG microwave oven & grill, washing machine, dishwasher), 1 1/2 bowl stainless steel sink/drainage, cupboard housing gas fired glow worm boiler.

First Floor Landing: 10' 5" x 7' 0" (3.17m x 2.13m)

Hatch to loft (part boarded, with ladder), doors to accommodation and door to:

Airing Cupboard: 2' 8" x 2' 8" (0.81m x 0.81m)

Slatted shelving providing storage, housing hot water cylinder.

Bedroom One: 10' 11" max x 9' 4" max (3.32m x 2.84m)

Window to rear aspect, radiator, opening to:

Dressing Room: 5' 6" x 4' 0" max to front of wardrobes (1.68m x 1.22m)

Range of fitted wardrobes, window to rear aspect, radiator, door to:

En-Suite: 5' 10" x 5' 1" (1.78m x 1.55m)

Inline extractor fan, obscured window to side aspect, shower enclosure with mixer controls and handheld attachment over, pedestal wash hand basin, radiator, WC.

Bedroom Two: 12' 5" x 8' 1" (3.78m x 2.46m)

Window to front aspect, radiator.

Bedroom Three: 7' 9" x 7' 1" (2.36m x 2.16m)

Window to front aspect, radiator.

Bathroom: 7' 11" max x 6' 1" max (2.41m x 1.85m)

Inline extractor fan, part tiled walls, obscured window to side aspect, panelled bath with mixer taps, with handheld attachment and glazed shower screen over), pedestal wash hand basin, radiator, WC.

Rear Garden:

Enclosed by fence, laid to patio and shingle, ornamental palm tree, outside tap, side gate providing rear access.

Garage: 18' 0" max x 8' 10" max (5.48m x 2.69m)

It's possible to park two cars in tandem in front of the garage.

Additionally, there is unrestricted parking intermittently within the cul-de-sac, and Malmesbury Park Road.

Photography















Floor Plan



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EPC

Energy performance certificate (EPC)

12 Wilkins Gardens BOURNEMOUTH B15 6DZ	Energy rating C	Valid until: 4 September 2035
		Certificate number: 0653-3054-2201-9785-3200

Property type

End-terrace house

Total floor area

88 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.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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