

**10, Parker Road,  
Bournemouth, BH9 1AY**



# Property overview

**Guide Price £290,000**

**A three-bedroom detached house in need of some modernisation/upgrading (see agent note) in Parker Road, Winton, Bournemouth.**

**Convenient for the popular shops, restaurants and amenities of Winton and Charminster High Streets (<300 yards & 0.8 miles respectively), Bournemouth University (0.9 miles), the scenic walks of Queens Park Golf Course (1.4 miles), as well as popular local pre, primary and academy schools.**

**The accommodation offers an entrance hall (with understairs storage), a separate lounge, dining room and kitchen on the ground floor.**

**Upstairs, there are three bedrooms and a bathroom.**

**Externally, there is a large rear garden with an external storage cupboard and a timber-built lean-to, also providing storage, as well as side access.**



# Accommodation

## Front External:

**Front garden/driveway section enclosed by fence and wall, providing parking, side gate to lean to storage/side access, front door to:**

**Entrance Hall: 12' 9" max x 5' 5" max into stairwell (3.88m x 1.65m)**

**Smoke alarm, stairs to first floor, cupboard housing consumer unit, radiator, doors to lounge, opening to dining room, doors to:**

**Understairs Storage: 8' 7" max x 2' 4" max (2.61m x 0.71m)**

**Sloped ceiling, shelving providing storage, and security alarm system controls.**

**Lounge: 14' 2" max into bay x 11' 9" max (4.31m x 3.58m)**

**Bay window to front aspect, feature fire surround, radiator.**

**Inner Hall/Study Nook: 11' 7" x 5' 5" (3.53m x 1.65m)**

**High-level obscured windows to side aspect, radiator, doors to the kitchen and opening to:**

**Dining Room: 11' 11" x 11' 4" (3.63m x 3.45m)**  
[www.simonandcoproperty.co.uk](http://www.simonandcoproperty.co.uk)

**Kitchen: 10' 1" x 9' 11" (3.07m x 3.02m)**

**Part sloped ceiling, range of eye and base level units, stainless steel sink/drainer with mixer tap over, splashback tiles, space for washing machine, space for dryer, range cooker with Russell Hobbs extractor over, window to side aspect, tiled floor, door to garden.**

**First Floor Landing: 9' 1" max x 7' 4" max (2.77m x 2.23m)**

**Hatch to loft, doors to accommodation and door to:**

**Bathroom: 6' 6" x 5' 8" (1.98m x 1.73m)**  
**Ceiling-mounted extractor fan, fully tiled walls and floor, obscured window to front aspect, wash hand basin (with mirrored cabinet above and storage below), ladder style towel radiator, panelled bath (with mixer tap/shower, plus electric power shower over), WC.**

**Bedroom One: 14' 2" max into bay x 11' 9" max into wardrobe (4.31m x 3.58m)**  
**Picture rail, bay window to front aspect, radiator, range of built-in wardrobes (also housing hot water tank).**

**Bedroom Two: 11' 7" max x 10' 0" max (3.53m x 3.05m)**  
**Picture rail. window to rear aspect.**

**Bedroom Three: 8' 2" x 7' 4" (2.49m x 2.23m)**

**Picture rail, window to rear aspect, radiator.**

## Rear External:

**Enclosed by fence and foliage, laid mainly to grass with hard standing at top and end of garden, outside tap, door to external storage cupboard, double gate to:**

**Lean to storage: 13' 5" x 5' 10" (4.09m x 1.78m)**  
**Providing side access - Timber construction with metal sheet roof, a power outlet, and double gates to the front.**

**External Storage Cupboard: 4' 9" x 3' 2" (1.45m x 0.96m)**

**Light point, slatted shelving providing storage, housing Worcester gas boiler.**

## Agent Note:

**After an initial inspection, it was noted that there was evidence of some remedial works required. Main areas of attention are damp work on the lounge bay window and roof flashing on the sloped roof section, both of which we've had quotes for, which can be supplied on request.**

# Photography















# Floor Plan EPC



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## Energy performance certificate (EPC)

10, Parker Road BOURNEMOUTH BH9 1AY	Energy rating <b>E</b>	Valid until: 4 February 2026
		Certificate number: 0358-4052-6262-7876-0940

Property type  
Detached house

Total floor area  
98 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>).

### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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