

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

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/drainers 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



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

21/11/2025, 13:42

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

10, Parker Road BOURNEMOUTH BH9 1AY	Energy rating E	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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.](#)

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

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

Also find us on

