14, Elmes Road,
Bournemouth, BH9 2SZ



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Property overview

Guide Price £360,000



A well-presented and characterful three-bedroom detached house in Elmes Road, Moordown, Bournemouth.

Convenient for the popular shops, restaurants and amenities of Winton High Street (<300 yards), as well as scenic walks of Redhill Park (0.2 miles), and popular local pre, primary and academy schools.



The accommodation offers an entrance hall (with an understairs recess), lounge, dining room, kitchen, and a utility room (leading to a WC) on the ground floor.

Upstairs there are three bedrooms and a family bathroom.

Externally, there is a patio/garden with a large storage shed.



The property also benefits from character features, gas-fired central heating, part double glazing, and driveway parking with dropped kerb for one car.

Accommodation

Front External:
Block paved driveway with dropped kerb, enclosed by low-level wall (providing parking for one car), recessed front door to:

Entrance Hall: 13' 9" x 7' 8" (4.19m x 2.34m)
Smoke alarm, stairs to first floor, radiator, under stairs recess (with built-in storage), window to side aspect, radiator, wood flooring, doors to accommodation.

Lounge: 15' 1" max into bay x 11' 10" max (4.59m x 3.60m)
Feature coving and ceiling rose, picture rail, bay window (with built-in bench seat) to front aspect, feature fireplace, wood flooring.

Dining Room: 12' 11" max x 10' 5" max (3.93m x 3.17m)
Feature fireplace, radiator, wood flooring, glazed door to rear garden (currently leading to 'Catio' - fully enclosed cat patio - easily removable for normal back door use).

Kitchen: 9' 5" x 7' 8" (2.87m x 2.34m)
Bespoke solid wood kitchen incorporating dresser unit with drawers and cupboard, additional tall wall cupboards and storage, solid wood worktop, tiled and timber splash-back, window to rear aspect, space for appliances (low-level fridge, low-level freezer, freestanding oven/grill), door to:

Utility: 6' 2" max x 4' 10" max (1.88m x 1.47m)
Part sloped ceiling, bespoke wooden shelving and worktop (with space for washing machine), 1 1/2 bowl sink/drainer, door to:

WC/Cloakroom: 6' 2" x 2' 7" (1.88m x 0.79m)
Sloped ceiling, window to rear aspect, WC.

First Floor Landing: 11' 1" x 6' 2" (3.38m x 1.88m)
Obscured window to side aspect, doors to accommodation.

Bedroom One: 14' 9" max into bay x 11' 9" max (4.49m x 3.58m)
Bay window to front aspect, radiator.

Bedroom Two: 13' 0" max into wardrobes x 11' 9" max into door recess (3.96m x 3.58m)
Window to rear aspect, radiator, mirror-fronted sliding doors to built-in wardrobes.

Bedroom Three: 7' 2" x 6' 3" (2.18m x 1.90m)
Picture rail shelf, sash window to front aspect, radiator.

Bathroom: 7' 7" x 6' 9" (2.31m x 2.06m)
Wood panelled ceiling, spotlights, fully tiled walls and floor, obscured window to rear aspect, wood panelled bath (with mixer taps, handheld attachment and wall mounted handheld attachment over), ladder style towel radiator, wash hand basin (with storage below), WC, door to:

Airing Cupboard: 2' 2" x 1' 11" (0.66m x 0.58m)
Slatted shelving providing storage, also housing the hot water tank.

Rear External:
South westerly facing, enclosed by fence and foliage, side path providing access to front, laid to patio and grass sections with a shingle path to the back, raised pond, additional rear garden area, door to:

Storage Shed (Section One): 13' 6" x 7' 11" (4.11m x 2.41m)
Light point and electrical outlets, providing storage.

Storage Shed (Section Two): 7' 9" x 5' 1" (2.36m x 1.55m)
Light point, housing low-level freezer and tumble dryer, providing storage.

Photography
































































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Floor Plan



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EPC

Energy performance certificate (EPC)

14 Elmes Road BOURNEMOUTH BH9 2SZ	Energy rating **D**	Valid until:	**29 July 2036**
		Certificate number:	**0500-2009-0222-2673-3363**

Property type	Detached house
Total floor area	92 square metres

Rules on letting this property

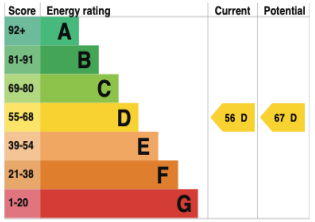
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be D.

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

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