

# 95, Rebbeck Road, Bournemouth, BH7 6LP



# Property overview

**Guide Price £325,000**

A well-presented three-bedroom semi-detached home in Rebbeck Road, Bournemouth.

Convenient for Pokesdown Station (0.3 miles), scenic walks of Kings Park (0.7 miles), popular bars, restaurants and amenities of Southbourne High Street (0.5 miles), as well as popular junior, primary and secondary schools.

The accommodation offers an entrance hallway with a built-in storage cupboard and an under-stairs WC, a lounge, and a kitchen/breakfast room on the ground floor.

Upstairs, there are three bedrooms (two doubles and a single), and a family bathroom.

Externally, there is a patio/garden, a log-cabin with power and a sheltered lean-to side storage path.

The property also benefits from UPVC double glazing and gas-fired central heating.



# Accommodation

## **Front External:**

Front garden section enclosed by fence and wall, path to side gate, front door to:

## **Entrance Hall: 10' 0" max into stairwell x 6' 0" (3.05m x 1.83m)**

Stairs to first floor, thermostat control panel, built-in storage, doors to under-stairs storage (housing the electric consumer unit) and door to:

## **Under-Stairs WC: 6' 0" max x 2' 4" (1.83m x 0.71m)**

Sloped ceiling with stairs, ladder-style towel radiator, wash hand basin with storage below, WC.

## **Lounge: 12' 4" max x 10' 1" max (3.76m x 3.07m)**

Smoke alarm, picture rail, dual aspect window to front, radiator, tiled fireplace hearth.

## **Kitchen/Breakfast Room: 18' 8" max x 10' 10" max (5.69m x 3.30m)**

Window to side aspect, picture rail, high-level cupboard housing gas-fired combination boiler, Range of eye and base level units, stainless steel sink/drainers; oven/grill with induction hob over, space for appliances (washing machine, dishwasher, American-style fridge/freezer), range of built-in shelves/storage, radiator, Sliding glass door to patio/garden.

## **First Floor Landing: 14' 1" x 8' 6" (4.29m x 2.59m)**

Hatch to loft (fully boarded), smoke alarm, doors to accommodation.

## **Bedroom One: 10' 10" x 10' 10" (3.30m x 3.30m)**

Smoke alarm, window to the rear aspect (overlooking East Cemetery).

## **Bedroom Two: 12' 6" max x 9' 11" max (3.81m x 3.02m)**

Window to front aspect, radiator.

## **Bedroom Three: (Irregular Shape) 7' 8" max x 7' 0" max (2.34m x 2.13m)**

Window to side aspect, radiator.

## **Bathroom: 7' 1" max x 6' 9" max (2.16m x 2.06m)**

Obscured window to side aspect, wash hand basin with storage below, panelled bath with mixer taps, shower controls handheld attachment and rainfall shower head over, WC.

## **Rear External:**

Enclosed by fence, laid to patio slabs and grass, ground-level flower beds, brick-built BBQ, side gate to lean to storage, French doors to:

## **Outbuilding: 11' 6" x 9' 6" (3.50m x 2.89m)**

Timber construction, pitched roof, window, UPVC double glazing, independent consumer unit, and laid to laminate flooring.

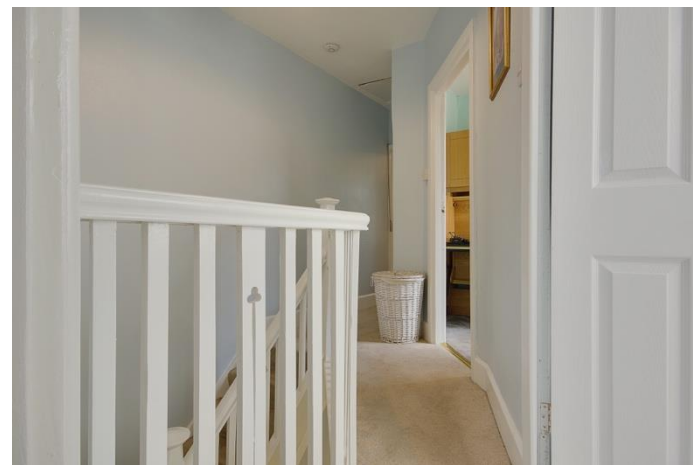
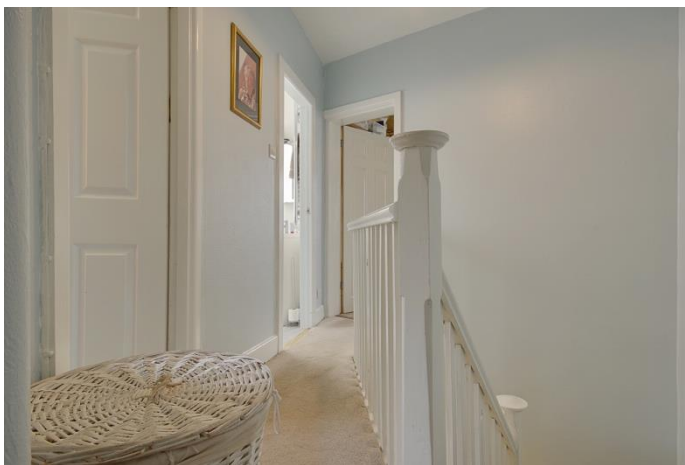
## **Lean-To Storage: 12' 10" max x 3' 4" max (3.91m x 1.02m)**

Polycarbonate sloped roof, outside tap, providing storage, door to front.

# Photography













# Floor Plan

# EPC



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## Energy performance certificate (EPC)

95 Rebbeck Road BOURNEMOUTH BH7 6LP	Energy rating	Valid until:	17 May 2036
	<b>D</b>	Certificate number:	0370-2688-8650-2596-1245

Property type	Semi-detached house
Total floor area	69 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 D. It has the potential to be C.

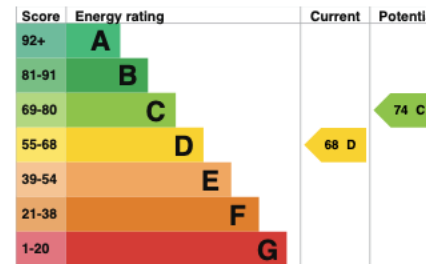
[See how to improve this property's energy efficiency.](#)

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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