

90, Beswick Avenue, Bournemouth, BH10 5AS



Property overview

Guide Price £465,000

A well-presented 3/4 bedroom detached home in Beswick Avenue, Ensbury Park, Bournemouth.

Convenient for the popular bars, restaurants and amenities of Winton High Street (0.7 miles), prestigious pre, primary and academy schools, Castlepoint Shopping Centre (2.9 miles), and further afield with Bournemouth (3.1 miles), Ferndown Town Centre (4.4 miles) and Poole (4.9 miles).

The accommodation offers an entrance hall with under-stairs storage, front lounge (currently bedroom 4), utility and downstairs shower room, open plan lounge/kitchen/breakfast/diner on the ground floor.

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

The property also benefits from a south-easterly facing garden fit with an outdoor kitchen, block paved driveway providing parking for two vehicles, gas-fired central heating, UPVC double glazing and loft (with power and light).



Accommodation

Front External:

Enclosed by a dwarf wall, fence and foliage, Block paved driveway, side gate to rear, external power socket, front door to:

Entrance Hall: 15' 3" max x 6' 11" max into stairwell (4.64m x 2.11m)

Vertical radiator, obscured window to front aspect, doors to accommodation and door to:

Under-Stairs Cupboard: 5' 7" x 2' 6" (1.70m x 0.76m)

Obscured window to side aspect, housing Worcester gas-fired combination boiler, providing storage.

Utility: 8' 4" max x 7' 6" max (2.54m x 2.28m)

Range of high-level storage cupboards, window and door to side aspect, space for washing machine, low level cupboard housing electric meter, door to:

Shower Room: 6' 8" x 5' 5" (2.03m x 1.65m)

Part sloped ceilings, spotlights, obscured window to side and rear aspect, extractor fan, tabletop sink with storage below, shower enclosure (with electric Mira shower and handheld attachment over), radiator, WC.

Front Lounge/Bedroom: 12' 2" max into bay x 12' 0" (3.71m x 3.65m)

(Currently used as 4th bedroom). Bay window to front aspect, two radiators.

Open Plan

Lounge/Kitchen/Breakfast/Diner: 37' 6" x 10' 8" (11.42m x 3.25m)

Lounge Area: 11' 11" x 10' 11" (3.63m x 3.32m)

Spotlights, radiator, door to hallway, laminate flooring, opening to:

Dining Area: 12' 10" max x 8' 0" max (3.91m x 2.44m)

Skylight, spotlights, tall radiator, French doors to garden, breakfast bar, open plan with:

Kitchen Area: 12' 11" x 10' 1" (3.93m x 3.07m)

Spotlights, smoke alarm, window to rear aspect, range of eye and base level units, integrated appliances (low level fridge, dishwasher, oven/grill with induction hob and extractor fan over), composite sink/drainer with mixer shower tap over.

First Floor Landing: 8' 9" max x 6' 10" max into stairwell (2.66m x 2.08m)

Smoke alarm, hatch with ladder to loft (part boarded, power and light), window to side aspect, split level, doors to accommodation.

Bedroom One: 13' 0" max into bay window x 12' 1" max (3.96m x 3.68m)

Bay window to front aspect, range of fitted wardrobes, radiator.

Bedroom Two: 12' 0" x 11' 0" (3.65m x 3.35m)

Window to rear aspect, range of fitted wardrobes, radiator.

Bedroom Three: 7' 4" x 5' 11" (2.23m x 1.80m)

Window to front aspect, radiator.

Bathroom: 6' 10" x 6' 4" (2.08m x 1.93m)

In line extractor fan, obscured window to rear aspect, ladder style towel radiator, panelled bath (with glazed screen, mixer tap and handheld attachment over), wash hand basin (with storage below and vanity mirror above), WC.

Rear External:

South easterly facing, enclosed by fence, raised flower beds, outside tap, raised block paved terrace area with timber framed gazebo over (featuring outside brick built kitchen units, equipped with tabletop sink with mixer tap over, bbq and electrics.), storage shed (5'10" max x 4'1" max), side access to front.

Photography

















Floor Plan EPC



DynamicPDF Rasterizer v2.0 evaluation. (www.DynamicPDF.com)

Energy performance certificate (EPC)

90, Beswick Avenue BOURNEMOUTH BH10 5AS	Energy rating D	Valid until: 26 March 2029
Certificate number: 0977-2803-6774-9021-8725		

Property type Detached house

Total floor area 108 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 B.

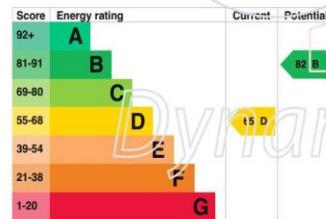
[See how to improve this property's energy efficiency.](#)

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



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