

29, Warwick Road, Bournemouth, BH7 6JW



Property overview

Guide Price £240,000

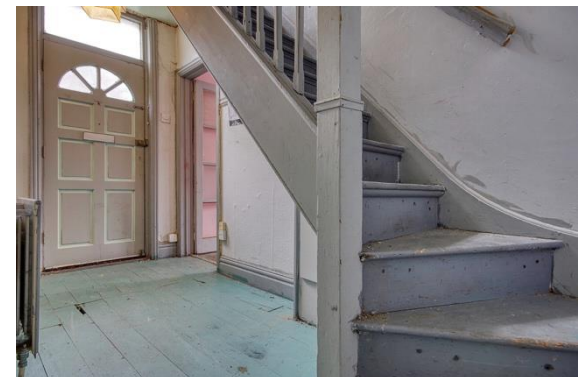
A two double bedroom (+ loft room) semi-detached house in need of complete refurbishment in Warwick Road, Pokesdown, Bournemouth.

Convenient for Pokesdown Station (0.3 miles), scenic walks and amenities of Kings Park (0.7 miles), popular shops, restaurants and amenities of Southbourne Grove (0.8 miles) as well as routes to further afield.

The accommodation offers an entrance hall, a downstairs WC, a kitchen and a lounge, a second reception and a garden room on the ground floor.

There are two double bedrooms, a family bathroom on the first floor and a loft room on the second floor that's good for storage.

Offered with no forward chain and vacant possession.



Accommodation

Front External:

Front garden section enclosed by wall, side path to gate leading to rear aspect, front door to:

Entrance Hall: (L-Shaped): 14' 5" max x 12' 2" max (4.39m x 3.71m)

Stairs to first floor, two radiators, doors to accommodation, under stairs cupboard (housing electric meter and consumer unit), obscured window and door to:

Kitchen: 8' 11" max x 8' 9" max (2.72m x 2.66m)

Obscured window and door to side aspect, range of eye and base level units, space for oven/grill, washing machine, dishwasher and fridge/freezer, Belfast sink, gas-fired combination boiler.

WC: 3' 4" x 2' 4" (1.02m x 0.71m)

Obscured window to side aspect, WC.

Lounge: 12' 11" max into bay x 11' 11" max (3.93m x 3.63m)

Bay window to front aspect, shelving and built-in TV unit, fireplace, radiator, laid to floorboards.

Reception 2: 11' 10" max x 11' 8" max (3.60m x 3.55m)

Built-in storage cupboard, radiator, two openings to:

Garden Room: 10' 2" x 10' 0" (3.10m x 3.05m)

Light point, windows to rear and side aspects, door to side aspect, radiator.

First Floor Landing: (L-Shaped): 13' 11" max x 11' 10" max (4.24m x 3.60m)

Window to side aspect, radiator, doors to accommodation, paddle staircase to loft room, laid to floorboards.

Bedroom One: 13' 11" max into bay x 11' 0" max (4.24m x 3.35m)

Bay window to front aspect, radiator, laid to floorboards.

Bedroom Two: 11' 10" x 11' 10" (3.60m x 3.60m)

Window to rear aspect, radiator, laid to floorboards.

Bathroom: 8' 8" x 8' 5" (2.64m x 2.56m)

Obscured window to side aspect, radiator, wash hand basin with storage below, airing cupboard, panelled bath with mixer taps and handheld attachment over, WC.

Loft Room: 34' 3" max x 11' 7" max (10.43m x 3.53m)

(Irregular Shape and restricted head height – measurements taken at floor level). Sloped ceiling, two skylights, light point, electrical outlets, storage section, laid to floorboards.

Rear External:

Split-level garden, enclosed by fence, side path and gate to front.

Photography















Floor Plan

EPC



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Energy performance certificate (EPC)			
29 Warwick Road BOURNEMOUTH BH7 6JW	Energy rating E	Valid until:	13 July 2036
		Certificate number:	9272-3064-9203-4566-4204

Property type	End-terrace 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) (<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.

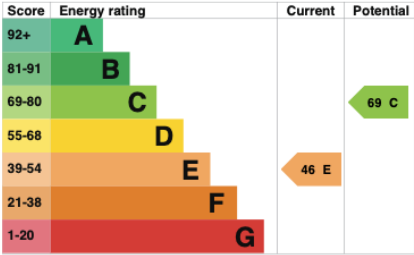
[See how to improve this property's energy efficiency.](#)

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



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 order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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