

**3, Beverley Gardens,
Bournemouth, BH10 5EF**



Property overview

Guide Price £340,000

A well-presented 3-bedroom semi-detached house in the cul-de-sac of Beverley Gardens, Bournemouth.

Convenient for the scenic walks and amenities of Redhill Park (0.6 miles), local pre, primary and academy schools, Turbary Retail Park (2.2 miles), Bournemouth University (1.3 miles) as well as travel routes to Bournemouth (3.3 miles), Poole (4.7 miles) and Southbourne (6.3 miles).

The accommodation offers an entrance porch, an entrance hall with storage and an understairs WC, an open plan lounge/diner and an extended kitchen/breakfast room on the ground floor.

Upstairs there are three bedrooms, a bathroom and a separate WC.

To the rear of the property, there is a mature garden and patio with a lifelong shed.

To the front, there is a block-paved driveway and front garden section.

The property also benefits from gas-fired central heating, UPVC double glazing, and a new roof (Nov 2015).



Accommodation

Front External:

Enclosed by wall, fence and foliage, block paved driveway providing parking, mature garden section, side gate to rear, and door to:

Entrance Porch:

Sloped ceiling, obscured window to side aspect, window to front aspect, front door to:

Entrance Hall: 14' 11" max x 5' 10" max (4.54m x 1.78m)

Smoke alarm, window to side aspect, radiator, stairs to first floor, under-stairs storage (housing electric consumer unit and electric and gas meters), doors to accommodation and door to:

Under-Stairs WC: 4' 1" x 2' 6" (1.24m x 0.76m)

Ceiling partly sloped under the stairs, obscured window to side aspect, part tiled walls, wash hand basin, WC.

Open Plan Lounge/Diner: Overall: 25' 2" x 11' 10" (7.66m x 3.60m)

Dining Area: 11' 10" max x 10' 11" max (3.60m x 3.32m)

Window to front aspect, radiator, opening to::

Lounge Area: 13' 2" max x 10' 10" max (4.01m x 3.30m)

Gas fire with feature hearth, radiator; sliding patio door to garden.

Kitchen/Breakfast Room: 12' 3" x 9' 7" (3.73m x 2.92m)

Previously extended, spotlights, skylights, window to rear aspect, vertical radiator, gas-fired boiler, composite sink/drainage with mixer tap over, space for appliances (washer/dryer, slimline dishwasher, full-sized fridge/freezer), breakfast bar, integrated oven/grill with induction hob and extractor over, plinth heater, door to garden.

First Floor Landing: 7' 11" x 7' 8" (2.41m x 2.34m)

Hatch to loft, smoke alarm, window to side aspect, doors to accommodation and door to:

Separate WC: 3' 6" x 2' 10" (1.07m x 0.86m)

Obscured window to side aspect, part tiled walls, WC.

Bathroom: 7' 0" x 6' 2" (2.13m x 1.88m)

Obscured window to side aspect, part tiled walls, radiator, programmable ladder-style electric towel rail, wash hand basin with storage below, panelled bath with taps, electric shower and handheld attachment over.

Bedroom One: 13' 8" max x 9' 8" max to chimney breast (4.16m x 2.94m)

Range of fitted wardrobes incorporating the airing cupboard, window to rear aspect, radiator.

Bedroom Two: 11' 2" max x 9' 11" max (3.40m x 3.02m)

Window to front aspect, radiator, laminate flooring.

Bedroom Three: 7' 11" x 6' 9" (2.41m x 2.06m)

Window to front aspect, radiator, laminate flooring.

Rear External:

Mature garden enclosed by fence, wall and foliage, laid to patio and grass, with block paved paths to front and to shed.

Secure Storage Shed:

Metal construction, providing storage, with power.

Photography















Floor Plan

EPC



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Energy performance certificate (EPC)

3 Beverley Gardens BOURNEMOUTH BH10 5EF	Energy rating D	Valid until: 26 April 2036
		Certificate number: 0320-2803-0640-2726-8131

Property type	Semi-detached house
Total floor area	78 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.

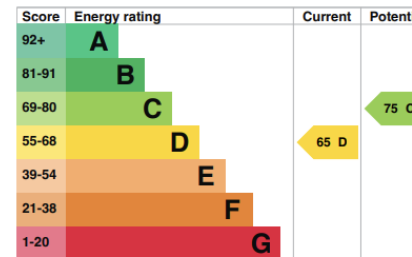
[See how to improve this property's energy efficiency.](#)

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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