

45a, Ophir Road, Bournemouth, BH8 8LT



Property overview

Guide Price £300,000

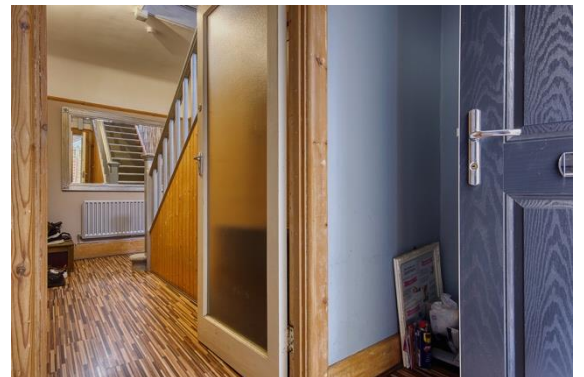
A characterful, reconfigured and updated two double-bedroom first-floor garden apartment situated in Ophir Road, Bournemouth.

The property is conveniently located for Bournemouth Travel Interchange (0.5 miles), the popular shops, restaurants and amenities of Charminster High Street (0.6 miles), scenic walks around Queens Park Golf Course (1.0 mile), Bournemouth town centre (1.3 miles) and East Cliff Beach (1.3 miles). There are also several popular nursery and primary schools nearby, together with direct access to the A338 (1.1 miles) for routes further afield.

The accommodation is accessed via an entrance lobby and hallway on the ground floor, with an attractive original staircase leading to the first-floor landing, featuring a characterful original window.

The main accommodation comprises a lounge/diner, extended kitchen/breakfast room, two double bedrooms and a family bathroom.

The property also benefits from a private garden, tandem off-road parking, mainly UPVC double glazing and gas-fired central heating. Offered with no forward chain and vacant possession.



Accommodation

Entrance Via:

Private driveway/walkway laid to shingle, resin path leading to garden gate and composite front door to:

Entrance Lobby: 6' 10" x 4' 0" (2.08m x 1.22m)

Providing space for coats/shoes, obscured glazed door to:

Entrance Hallway: 13' 7" max x 6' 8" max (4.14m x 2.03m)

Smoke alarm, picture rail, radiator, door to understairs storage, stairs to first floor.

Landing/Hallway: 19' 0" max x 14' 7" max (5.79m x 4.44m)

Smoke alarm, hatch to loft, split-level accommodation, feature floor-to-ceiling stained glass window to side aspect, radiator, doors to accommodation and doors to:

Airing Cupboard: 2' 10" x 2' 4" (0.86m x 0.71m)

Slatted shelving providing storage.

Lounge/Diner: 19' 7" max into bay x 14' 2" max (5.96m x 4.31m)

Bay window to front aspect, picture rail, radiator, window to side aspect, gas-fire (with stone hearth), laminate flooring.

Kitchen/Breakfast Room: Overall: 23' 7" max x 9' 11" max (7.18m x 3.02m)**Kitchen Area: 12' 9" max x 9' 8" max (3.88m x 2.94m)**

Spotlights, window to side aspect, range of eye and base level units, cupboard housing gas-fired combination boiler, low level cupboard housing consumer unit and electric meter, integrated appliances (dishwasher, oven/grill and gas hob over), recess providing space for full-sized fridge/freezer, open plan with:

Breakfast/Snug Area: 10' 11" x 9' 11" (3.32m x 3.02m)

Spotlights, window to side aspect, radiator, breakfast bar with stools.

Bedroom One: 15' 2" max into bay x 14' 3" max (4.62m x 4.34m)

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

Bedroom Two: 12' 5" max x 12' 0" max (3.78m x 3.65m)

Window to rear aspect, radiator, built-in wardrobe.

Bathroom: 8' 6" x 8' 3" (2.59m x 2.51m)

Spotlights, two obscured windows to rear aspect, fully tiled walls, wash hand basin with storage below, ladder style towel radiator, free standing bath (with mixer taps and handheld attachment over), shower enclosure (with mixer controls, handheld and rainfall attachment over), WC.

Private Garden:

Enclosed by fence, laid to patio and grass.

Tenure:

Leasehold – c.153 years remaining.

Service Charge:

As & when, split 50/50 with downstairs.

Ground Rent:

Peppercorn.

Photography













Floor Plan

EPC

26/08/2026, 11:25

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

45a Ophir Road BOURNEMOUTH BH8 8LT	Energy rating C	Valid until: 24 August 2036
		Certificate number: 2451-3065-6208-0206-8204

Property type	Top-floor maisonette
Total floor area	103 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 C. It has the potential to be C.

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



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<https://find-energy-certificate.service.gov.uk/energy-certificate/2451-3065-6208-0206-8204>

1/7

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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