

7, Evelyn Road, Bournemouth, BH9 1ST



Property overview

Guide Price £345,000

A three double bedroom detached house situated in Moordown, Bournemouth.

Convenient for the popular cafes/restaurants, library, travel links and other amenities of both Winton High Street and Moordown High Street, scenic walks of Redhill Park, River Stour and Queens Park Golf Course, Castlepoint Shopping Centre, several BH Live leisure centres, as well as within catchment for prestigious pre, primary and academy schools.

The accommodation offers hallway, understairs W.C., lounge, dining room and kitchen on the ground floor. Stairs lead to the first floor landing, three double bedrooms, and bathroom.

The property also benefits from front garden (currently used for parking), rear garden, double glazing, and gas fired central heating.

Offered with no forward chain and vacant possession.



Accommodation

Entrance Via:

Glazed front door to:

Hallway: 12' 0" x 5' 5" (3.65m x 1.65m)

Smoke alarm, stairs to first floor, radiator, low level cupboard (housing consumer unit and electric meter), doors to accommodation and door to:

Under-Stairs W.C.: 4' 5" max x 2' 2" max (1.35m x 0.66m)

Sloped ceiling, obscured window to side aspect, wash hand basin with storage below, WC.

Dining Room: 13' 0" max x 10' 7" max (3.96m x 3.22m)

Window to rear aspect, radiator, door to:

Kitchen: 12' 1" max x 7' 1" max (3.68m x 2.16m)

Smoke alarm, window to side aspect, range of eye and base level units, work surfaces, space for fridge freezer, integrated oven/grill with gas hob over, space and plumbing for washing machine, under unit writing, stainless steel sink/drainage, gas fire combination boiler, French doors to rear garden.

Lounge: 14' 6" max into bay x 12' 1" max (4.42m x 3.68m)

Bay window to front aspect, radiator.

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First Floor Landing: 9' 10" max x 8' 10" max (2.99m x 2.69m)

Hatch (with ladder to loft which is part boarded), smoke alarm, window to side aspect, doors to accommodation.

Bedroom One: 14' 2" Max into Bay x 12' 0" (4.31m x 3.65m)

Bay window to front aspect, feature fire surround.

Bedroom Two: 13' 4" max x 8' 8" max (4.06m x 2.64m)

Window on rear aspect, feature fire surround, radiator.

Bedroom Three: 10' 4" max x 8' 10" max (3.15m x 2.69m)

Window to rear aspect, radiator.

Bathroom: 5' 6" max x 5' 1" max (1.68m x 1.55m)

Spotlights, obscured window to front aspect, panelled bath (with shower screen, mixer taps and handheld attachment over), WC, wash hand basin, ladder style towel radiator.

Front External:

Current owners use this for parking (only partially drop kerbed), gate and path to:

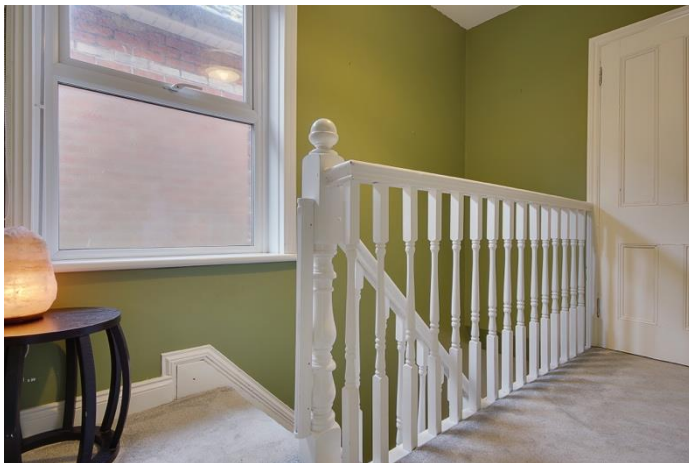
Rear External:

Southerly facing aspect, enclosed by fence surround. Please note the wood structures and chicken coups will be removed.

Photography













Floor Plan



EPC

Energy performance certificate (EPC)

7 EVELYN ROAD
BOURNEMOUTH
BH9 1ST

Energy rating
D

Valid until:
1 March 2031

Certificate number:
0121-3001-8207-0109-2204

Property type

Detached house

Total floor area

80 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	82 B
39-54	E		
21-38	F		
1-20	G		

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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