



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



12 Tregonwell Road, Bournemouth, Dorset BH2 5NR

Guide Price £350,000

The Property

NO FORWARD CHAIN Brown and Kay are marketing for sale this six bedroom, three storey town house located in the heart of Bournemouth. The property is now in need of modernisation but offers potential for the incoming buyer.

The property is ideally positioned in the heart of Bournemouth well placed to take advantage of all the area has to offer. Bournemouth town itself offers a wide variety of shopping and leisure pursuits together with a range of restaurants and wine bars. Miles upon miles of golden sandy beaches are also within walking distance and stretch to Southbourne and beyond in one direction and the famous Sandbanks in the other. The area is also well served with public transport to include bus services operating to surrounding areas and main line rail station with links to London Waterloo.

ENTRANCE HALL

Double glazed front door through to the entrance hall, stairs to the first floor.

LIVING ROOM

16' 5" x 16' 5" (5.00m x 5.00m) High ceilings, front aspect double glazed bay window, radiator, gas fire (not tested).

DINING ROOM

11' 8" x 11' 2" (3.56m x 3.40m) Rear aspect double glazed window, sliding door to courtyard garden, door to storage cupboards, radiator, archway to the kitchen, gas fire (not tested).

KITCHEN

7' 8" x 4' 0" (2.34m x 1.22m) Stainless steel sink unit, space for gas cooker, side aspect double glazed window, rear aspect single glazed window.

UTILITY ROOM

7' 8" x 6' 8" (2.34m x 2.03m) Base units with work surfaces over, wall mounted boiler, space for washing machine, space for fridge/freezer, door to downstairs storage cupboard housing the gas meter, rear aspect door to the courtyard.

FIRST FLOOR LANDING

Approached via a returning staircase with rear aspect double glazed window, split level, radiator, stairs to the second floor.

W.C.

Low level w.c., rear aspect window.

BEDROOM ONE

16' 5" x 12' 4" (5.00m x 3.76m) max in to bay. Front aspect double glazed bay window, sink unit with cupboard beneath, radiator, high ceilings.

BEDROOM TWO

12' 7" x 11' 2" (3.84m x 3.40m) Rear aspect double glazed window, pedestal wash hand basin, two storage cupboards, radiator.

BEDROOM THREE

10' 3" x 8' 3" (3.12m x 2.51m) Front aspect double glazed window, pedestal wash hand basin, corner tiled shower cubicle.

SECOND FLOOR LANDING

Returning staircase, rear aspect double glazed window, split level.

W.C.

Low level w.c., rear aspect window, hatch to loft space.

BEDROOM FOUR

14' 2" x 12' 8" (4.32m x 3.86m) Front aspect double glazed window, gas fire (not tested).

BEDROOM FIVE

13' 11" x 11' 2" (4.24m x 3.40m) Rear aspect double glazed window, sink unit with cupboard below.

BEDROOM SIX/STORE ROOM

10' 8" x 7' 10" (3.25m x 2.39m) sink unit, front aspect double glazed window.

SECOND FLOOR SHOWER ROOM

Wash hand basin with cupboards below, panelled bath with tiled surround, shower unit over, part tiled walls.

COURTYARD GARDEN

Area of hardstanding, retaining wall, door to outside storage cupboard.

COUNCIL TAX - BAND D