42 Covena Road

DenisonS

42 Covena Road
BOURNEMOUTH, Dorset,
BH6 5LW

£495,000

A beautifully presented three bedroom semi detached house located in a tree lined cul-de-sac in the sought after area of Southbourne.

The ground floor accommodation comprises of an entrance hall, modern kitchen/breakfast room, open plan living/dining room with patio doors and a cloak room.

To the first floor there are two good sized double bedrooms, an additional single bedroom and a modern family bathroom.

The property benefits from off road parking for two vehicles and garden with heated veranda. We strongly advise an early viewing to appreciate the accommodation on offer.

Hallway

Kitchen/Breakfast Room 7' 11'' x 19' 11'' (2.41m x 6.07m)

Dining Area 10' 2'' x 13' 3'' (3.10m x 4.04m)
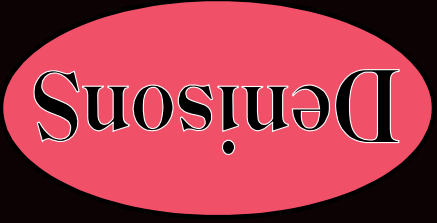
Lounge 10' 11'' x 14' 5'' (3.32m x 4.39m)

Downstairs WC

Master Bedroom 10' 11'' x 14' 5'' (3.32m x 4.39m)

Bedroom Two 10' 2'' x 13' 1'' (3.10m x 3.98m)

Bedroom Three 6' 4'' x 8' 3'' (1.93m x 2.51m)

Family Bathroom

Denisons

www.denisons.com

Mayfair
Cashel House, London, W1U 3JT
0870 112 7099
mayfair@denisons.com

Christchurch
12 Castle Street, Christchurch BH23 1DT
01202 484748
christchurch@denisons.com

Energy performance certificate (EPC)

42 Crewe Road	Energy rating	Valid until
BOURNEMOUTH	**D**	7 August 2033
BH6 5LW		
		Certificate number
		2130-4778-8070-4003-3461

Property type Semi-detached house

Total floor area 94 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).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

Total Area: 93.5 m² ... 1007 ft²

All measurements are approximate and are for display purposes only

www.yourhomezone.co.uk

Ground Floor

Lounge
3.33 x 4.40m
10'11" x 14'5"

Dining Area
3.11 x 4.04m
10'2" x 13'3"

Kitchen /
Breakfast Room
2.42 x 6.06m
7'11" x 19'11"

Hallway

WC

First Floor

Bedroom
3.33 x 4.40m
10'11" x 14'5"

Bedroom
3.11 x 4.00m
10'2" x 13'1"

Bedroom
94 x 2.51m
0'4" x 8'3"

Bathroom

Landing