



## 4 bed semi-detached house to buy in BH5

St. James's Square, Bournemouth,  
Bournemouth, Dorset, BH5 2BX

**£300,000** Starting Bid

 x 4  x 1  x 2

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Semi Detached House
- ✓ Four Bedrooms
- ✓ Living Room With A Feature Bay Window & A Feature Fireplace Surround
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

This four-bedroom semi-detached house combines period charm with modern comfort. Large bay windows fill the reception rooms with natural light, where you'll find original fireplaces, wood floors, and decorative ceiling cornices. A classic staircase and high ceilings add to the sense of space, while built-in storage provides everyday convenience.

The kitchen is fitted with a range cooker, good work surfaces, and a large window overlooking the garden. The bedrooms offer flexibility, with light-filled doubles featuring wooden floors and built-in wardrobes, alongside smaller rooms suited for guests, children, or a home office. The bathroom includes wood panelling, a built-in bath, and feature lighting. The property is in need of refurbishment throughout but is well located in a popular residential area.

Outside, the private garden offers mature planting, gravel seating areas, and space for entertaining or relaxing. While original period details remain throughout. This property offers a well-balanced mix of style, comfort, and potential, ready to make your own.

Agent Note: We understand the current Owner will be keeping a section of the land at the rear and intends to build a self-contained annexe.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £300,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

# Floorplan

## FIRST FLOOR



## GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

St. James's Square, Bournemouth, Bournemouth, Dorset, BH5 2BX

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