



Roberts

Sales, Lettings & Block Management

Detached House

£375,000



Shelbourne Road, Charminster, Bournemouth, Dorset, BH8 8RA

- * 113 Square Metres / 1216 Square Feet ***
- * Three Double Bedrooms * Two Reception Rooms ***
- * Bedroom One being 17ft x 13ft7 & Twin Aspect ***
- * Garden Room * GF Cloakroom * GCH & UPVC DG ***
- * Lawned Rear Garden * Vacant & Chain Free ***
- * EPC D Rated * Council Tax Band D ***

158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

Shelbourne Road, Charminster, Bournemouth, Dorset, BH8 8RA:

Front garden being walled with well stocked front garden with flowering shrubs and palm tree. Area of hardstanding provides access via gate to rear garden. Pathway leads to feature UPVC double-glazed entrance porch with tiled flooring & leaded detailing to gable. Further glazed front door leads into:

Entrance Hallway: Textured ceiling with ceiling light point and dado rail. Cupboard giving access to under stair storage and recess with side aspect window. Inner cupboard housing electric meter and consumer unit. Double panelled radiator.

Lounge Reception Room: **13' 7 x 12' 7 / 4.14m x 3.83m (approx').** Naturally coved and papered ceiling with plaster ceiling rose and ceiling light point. Feature bay window to front aspect. Double panelled radiator and wood laminate flooring.

Reception Room Two: **12' 6 x 11' 1 / 3.81m x 3.38m (approx').** Coved and papered ceiling with ceiling light point. Two feature side aspect leaded windows and double doors leading to garden. Double panelled radiator.

Kitchen: **15' x 10' 3 / 4.57m x 3.12m (approx').** Plain ceiling with two railed low level down lighters. Double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap over. Integrated electric oven with four-burner gas hob and cooker hood. Space and plumbing for washing machine and space for fridge / freezer. Splash back tiling and double panelled radiator. Door leads through to:

Garden Room: **12' 4 x 6' 4 / 3.76m x 1.93m (approx').** Sloping ceiling with wall light point. Two windows to rear aspect with door providing access to garden. Access to:

Cloakroom: Window to side aspect. Light point. WC and pedestal wash hand basin.

Staircase from hall to first floor landing

Landing: At landing level coved and textured ceiling with ceiling light point and window to side aspect. Hatch provides access to loft. Panelled radiator.

Bedroom One: **17' x 13' 7 / 5.18m x 4.14m (approx').** Coved and textured ceiling with ceiling light point and wall light. Feature UPVC double-glazed bay window to front aspect with further front aspect window. Panelled radiator.

Bedroom Two: **12' 6 x 11' 1 / 3.81m x 3.38m (approx').** Textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect, panelled radiator and fitted cupboards. Wash basin.

Bedroom Three: **11' 9 x 10' 5 / 3.58m x 3.17m (approx').** Plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect, double panelled radiator and wash basin.

Bathroom: Textured ceiling, ceiling light point and frosted window to side aspect. Panelled bath with shower mixer tap. Low-level WC and wall mounted wash hand basin. Single panelled radiator, tiled walls and wood laminate flooring.

Outside: **Rear garden** laid partly to patio with an area of garden laid to lawn with border / growing area. Remainder laid to hard standing.



