



**£339,950 FREEHOLD**  
**106 NORTOFT ROAD, BOURNEMOUTH. BH8 8UA.**

A well presented fourbedroom, two reception detached house newly carpeted and decorated throughout situated in the Charminster area. Local shops and amenities can be found on the main Charminster Road with a regular bus service to Bournemouth Town Centre.

- UPVC DOUBLE GLAZING
- MODERN KITCHEN/BREAKFAST ROOM
- MODERN BATHROOM
- GAS CENTRAL HEATING
- DOWNSTAIRS CLOAKROOM
- NEWLY CARPETED THROUGHOUT
- OFF ROAD PARKING FOR ONE CAR
- ENCLOSED REAR GARDEN

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## ENTRANCE

UPVC double glazed door to

## ENTRANCE HALLWAY

Stairs to first floor, single panelled radiator, feature coved ceiling, cupboard housing consumer units and meters, understairs storage cupboard, smoke alarm, single panelled radiator. Doors to

## UNDER STAIRS W.C.

Close coupled W.C., wall mounted wash hand basin.

## LOUNGE

14' 6" x 11' 9" (4.42m x 3.58m) UPVC double glazed window to front aspect, double panelled radiator, feature coved ceiling, power points.

## DINING ROOM

11' 10" into recess x 9' 6" (3.61m x 2.9m) Double panelled radiator, UPVC double glazed door to rear aspect, power points, feature coved ceiling.

## KITCHEN/BREAKFAST ROOM

19' 2" x 11' 2" narrowing to 7'9 (5.84m x 3.4m to 2.36m) Modern comprising of a range of cupboards and drawers with work surfaces over, range of wall mounted units, one and a half bowl stainless steel sink unit with mixer tap, partly tiled splashback walls, gas hob with chimney style extractor hood over, electric oven, cupboard housing 'Ideal' combi boiler, power

points, space for upright fridge/freezer, space for washing machine, space for table and chairs, coved ceiling, UPVC double glazed window to side and rear aspect, UPVC double glazed door to rear garden.

## FIRST FLOOR LANDING

Obscure UPVC double glazed window to side aspect, power points, access to loft space, storage cupboard housing shelving. Door to

## BEDROOM ONE

14' 8" into bay x 10' 9" (4.47m x 3.28m) UPVC double glazed window to front aspect, double panelled radiator, power points.

## BEDROOM TWO

11' 9" x 9' 5" (3.58m x 2.87m) Double panelled radiator, power points, UPVC double glazed window to rear aspect, coved ceiling.

## BEDROOM THREE

11' 4" into recess x 10' 4" (3.45m x 3.15m) Single panelled radiator, power points, UPVC double glazed window to rear aspect, coved ceiling.

## BEDROOM FOUR

6' 7" x 7' 4" (2.01m x 2.24m) UPVC double glazed window to front aspect, single panelled radiator, power points, coved ceiling.



## OFFICE

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