



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

A WELL PRESENTED FOUR BEDROOM TWO RECEPTION DETACHED HOUSE SITUATED IN THE CHARMINSTER AREA. THE PROPERTY HAS BEEN NEWLY DECORATED WITH NEW CARPETS THROUGHOUT. LOCAL SHOPS AND AMENITIES CAN BE LOCATED ON THE MAIN CHARMINSTER ROAD WITH A REGULAR BUS SERVICE TO BOURNEMOUTH TOWN CENTRE.

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

76 - 78 Chaminster Road Bournemouth Dorset BH8 8US

Tel | 01202 77 77 04 **Fax** | 01202 55 68 89 **E-mail** | info@abbey-estates.co.uk **Web** | www.abbey-estates.co.uk

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., w all mounted w ash hand basin.

LOUNGE

14' 6" x 11' 9" (4.42m x 3.58m) UPVC double glazed w indow 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 w ith mixer tap, partly tiled splashback walls, gas hob w ith 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 w indow to side and rear aspect, UPVC double glazed door to rear garden.

FIRST FLOOR LANDING

Obscure UPVC double glazed w indow 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 w indow 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 w indow 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 w indow to rear aspect, coved ceiling.

BEDROOM FOUR

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

BATHROOM

Modern comprising of panelled bath w ith shower attachment and shower screen, close coupled W.C., pedestal wash hand basin, fully tiled splashback walls, coved ceiling, extractor fan, two obscure UPVC double glazed w indows to side aspect.

OUTSIDE**FRONT**

Laid to shingle providing Off Road Parking for one car, side gate leading to

REAR GARDEN

Lawned area, patio area, shingle pathway.

**OFFICE**

76-78 Charminster Road
Bournemouth
Dorset
BH8 8US

T: 01202 777704

E: info@abbey-estates.co.uk

W: www.abbey-estates.co.uk

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