

**15, Charter Road,
Bournemouth, BH11 9SS**



Property overview

Guide Price £400,000

A modern three double bedroom detached house situated in the popular residential location of Bearwood, convenient for local shops and amenities, Bearwood Primary School, and routes to Bournemouth Town Centre (5.5 miles), Poole Town Centre (5.8 miles) and Wimborne Minster (4.1 miles).

The accommodation offers, open plan lounge/diner with bi-fold doors onto the rear garden, a modern kitchen with a range cooker and integrated appliances, a hallway and downstairs W.C., a first floor landing with storage, a modern family bathroom, and three double bedrooms all with storage.

The property also benefits from being situated in a quiet cul-de-sac location, which leads to the local shops, pharmacy and doctor's surgery, opposite public green space, modern double



Accommodation

Front External:

Enclosed by fence and foliage, laid to driveway section and grass section, up and over door to garage, side gate to rear, EV charger, path leading to composite front door to:

Entrance Hall: 11' 10" max x 6' 3" max (3.60m x 1.90m)

Stairs to first floor, radiator, under stairs recess, doors to accommodation and door to:

Downstairs WC: 6' 11" x 3' 2" (2.11m x 0.96m)

High level obscured window to side aspect, wash hand basin with tiled splashback above and storage below, WC, ladder style towel radiator.

OP Lounge/Diner: Overall: 22' 5" x 18' 5" (6.83m x 5.61m)

Lounge Area: 11' 8" x 11' 3" (3.55m x 3.43m)

Full height window to front aspect, radiator, feature fireplace with log

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Kitchen: 11' 4" x 8' 9" (3.45m x 2.66m)

Spotlights, window to rear aspect, range of eye and base level units, integrated appliances (Beko dishwasher, fridge/freezer, washing machine), range cooker, stainless steel 1 1/2 bow sink/drainer, door to side/garden.

First Floor Landing: 19' 0" max into stairwell x 9' 8" max (5.79m x 2.94m)
Smoke alarm, hatch to loft, radiator, full height window to rear aspect, doors to accommodation and door to two cupboards:

Cupboard One: 2' 6" x 2' 5" (0.76m x 0.74m)

Slatted shelving providing storage, housing a hot water tank.

Cupboard Two: 2' 9" x 2' 9" (0.84m x 0.84m)

Hanging rail, providing storage and housing a gas boiler.

Bedroom One: 14' 4" x 9' 10" (4.37m x 2.99m)

Window to front aspect, radiator,

Bedroom Three: 13' 10" x 9' 0" (4.21m x 2.74m)

Full height window to front aspect, high level window to side aspect, doors to built in wardrobes, radiator.

Bathroom: 6' 11" x 5' 11" (2.11m x 1.80m)

Spotlights, part tiled walls, ceiling mounted extractor fan, obscured window to rear aspect, panelled bath with mixer taps and handheld attachment, plus Mira electric shower with additional handheld attachment over, wash hand basin with storage below and mirrored cabinet above, WC with enclosed cistern, ladder style towel radiator.

Integral Garage: 18' 7" x 9' 1" max (5.66m x 2.77m)

Up and over door, obscured window to side aspect, double-glazed door from side path, electric consumer unit and meter, power and light.

Rear External:

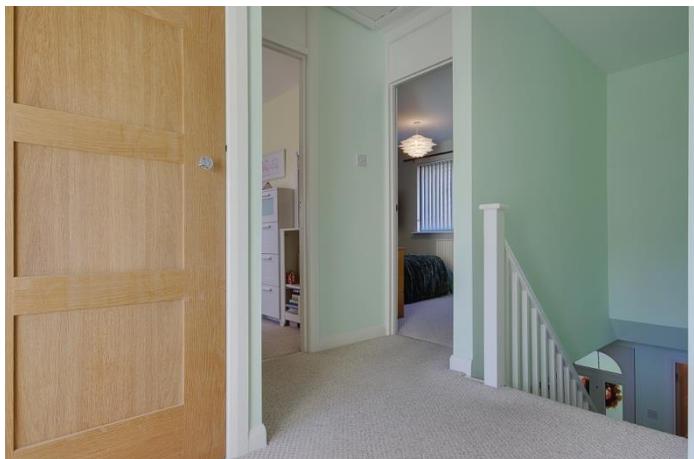
South easterly facing, enclosed by fence,

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Photography













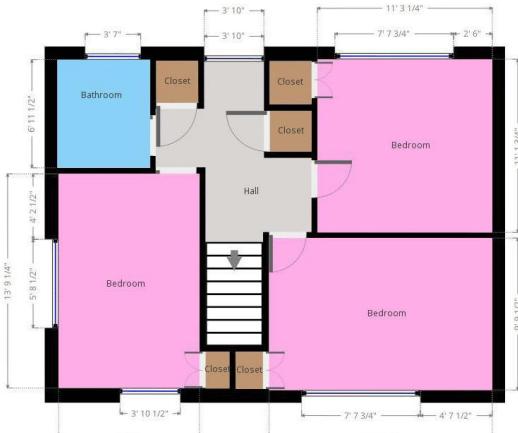


Floor Plan EPC

Ground Floor



1st Floor



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