



Connells

Shelbourne Road  
Bournemouth





## Property Description

Situated in the heart of Charminster, this impressive three bedroom semi detached home offers generous living space, a rear extension and a host of desirable features.

Upon entering, you are welcomed by three versatile reception rooms, including a large Kitchen diner perfect for entertaining and family gatherings. The modern extended kitchen provides ample workspace and storage, seamlessly leading to the well-maintained rear garden.

The property also benefits from off road parking and a detached garden studio, ideal as a home office, gym, or creative space. Positioned in a prime central location, it is just moments from local transport links, Bournemouth train station and an array of shops, cafes, and amenities.

A fantastic opportunity to secure a spacious home in a sought-after area. Viewing is highly recommended!

## Entrance

Entrance porch. Door leading to the entrance hall.

## Entrance Hall

Stairs leading to the first floor.

## Living Room

15' 3" into bay x 13' ( 4.65m into bay x 3.96m )

Front aspect double glazed bay window. Feature fireplace. Laminate flooring. Radiator.

## Storage Room

6' 1" x 4' 6" (1.85m x 1.37m )

This room is used as a wardrobe/storage. Combi boiler. Laminate flooring. Front aspect double glazed window.

## Living Room

13' x 10' 6" (3.96m x 3.20m )

Concertina doors to the dining area. Radiator.

## Kitchen / Dining Room

22' 2" x 19' 5" (.76m x 5.92m )

This room has been extended to the rear with a large skylight. The kitchen comprises a range of wall and base units, built in range cooker, space and plumbing for washing machine and dishwasher. Radiator.

## Utility Cupboard

8' 3" x 4' 5" ( 2.51m x 1.35m )

Large heated water cylinder. Base units. Plumbing for washing machine and drier.

## Ground Floor Shower Room

Suite comprising shower cubicle, wash hand basin and WC. Side aspect double glazed window. Radiator.

## Ground Floor Shower Room

Suite comprising walk-in shower, wash hand basin and WC. Radiator.



## Landing

Radiator. Access into the loft via hatch and pull down ladder.

## Bedroom One

23' 2" x 10' 6" extending to 12' 6" (7.06m x 3.20m extending to 3.81m )

Two rear aspect double glazed windows. Radiator.

## En Suite

Suite comprising walk-in shower, WC and wash hand basin. Heated towel rail. Front aspect double glazed window. Fully tiled.

## Bedroom Two

15' 3" x 10' 5" ( 4.65m x 3.17m )

Front aspect double glazed bay window. Built in wardrobes. Radiator.

## Bedroom Three

9' 6" x 8' 5" ( 2.90m x 2.57m )

Rear aspect double glazed window. Radiator.

## Bathroom

Suite comprising bath with shower over, wash hand basin and WC. Laminate flooring.

## Outbuilding

French doors and double glazed window. There is also a separate office.

## Rear Garden

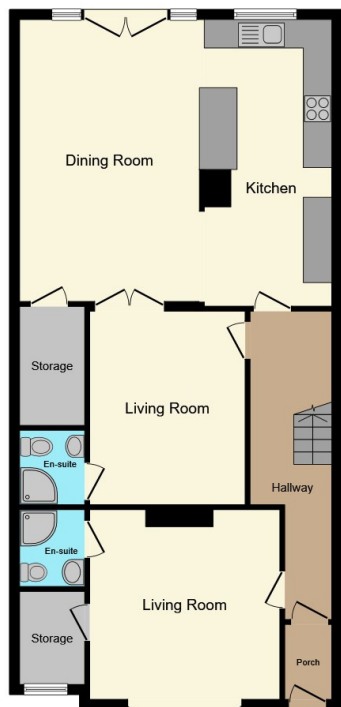
The rear garden is laid to astro turf with a decking area. Raised planters. Large garden room.

## Agents Note

The loft has been converted but not to building regulations.

Council Tax Band: C

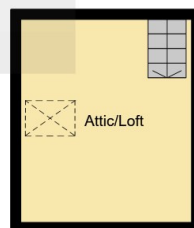




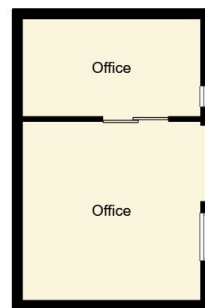
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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