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Roberts

Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£375,000



Capstone Road, Charminster, Bournemouth, BH8 8RR

- * **Semi Detached House** * **113 Sq' Metres** *
- * **Three Bedrooms & Three Reception Rooms** *
- * **First Floor Bathroom with Separate Cloakroom** *
- * **Tastefully Refurbished Accommodation Throughout** *
- * **Driveway Parking** * **Private & Secluded Garden** *
- Council Tax Band C. EPC C-Rating**

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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.

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UPVC double-glazed front door leads into:

Entrance Hallway: Plain ceiling with recessed low-level down lighting and mains wired smoke detector. Recessed under stairs storage cupboard, double panelled radiator and central heating thermostat. Cupboard housing electric meter and consumer unit.

Lounge Reception Room: **12' 7 x 12' 3 / 3.83m x 3.72m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Double panelled radiator, television / media point and telephone point.

Dining Room: **12' 3 x 10' 5 / 3.72m x 3.17m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.

Kitchen / Breakfast Room: **12' 4 x 8' 10 / 3.76m x 2.70m (approx')**. Having textured ceiling, recessed low level down lighting and mains wired heat detector. UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over. One and a quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with four-burner gas hob and cooker hood over. Space for under counter fridge and freezer. Fitted breakfast bar and double panelled radiator.

Utility Hall: Having plain ceiling with ceiling light point. UPVC double-glazed door leading to garden. Space and plumbing for washing machine. Access to:

Snug: **9' 4 x 8' 10 / 2.84m x 2.70m (approx')**. A dual aspect room having plain ceiling with railed down light point. UPVC double-glazed windows to side and rear aspects. Double panelled radiator and tiled flooring. Cupboard housing gas central heating combination boiler.

Staircase from hallway to first floor landing

Landing: Being split level with plain ceiling, recessed low-level down lighting and single panelled radiator.

Bedroom One: **12' 7 x 10' 5 / 3.82m x 3.17m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Double panelled radiator.

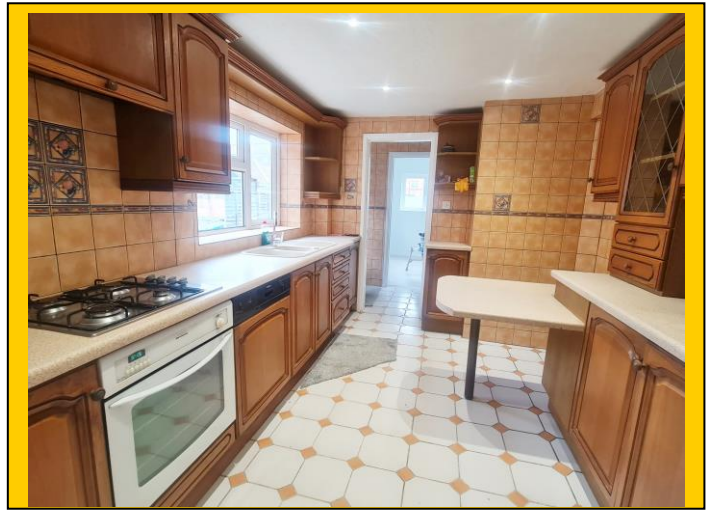
Bedroom Two: **12' 3 x 10' 5 / 3.72m x 3.17m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.

Bedroom Three: **12' 11 x 8' 10 / 3.94m x 2.70m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.

Family Bathroom: Plain ceiling with recessed low level down lighting and fitted extractor. Frosted UPVC double-glazed window to front aspect. Panelled bath with fitted glass screen, shower mixer tap, thermostatic shower valve and overhead shower rose. Close coupled WC, pedestal wash hand basin with mixer tap. Fully tiled walls, tiled flooring and ladder style heated towel rail.

Separate Cloakroom: Plain ceiling with ceiling light point. UPVC double-glazed high-level frosted window to side aspect. Fully tiled walls and tiled flooring. Close coupled WC.

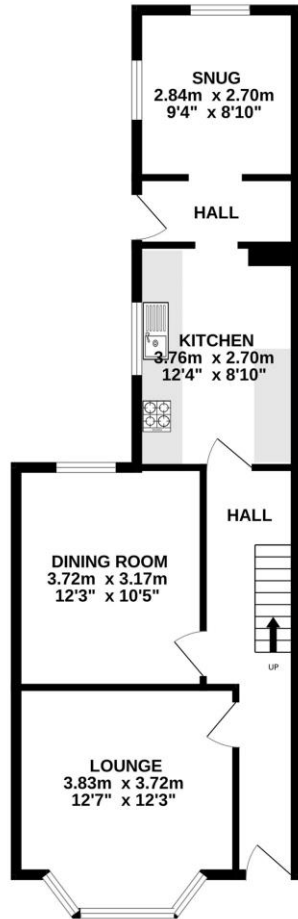
Outside: **Walled front garden** laid to hardstanding. Dropped kerb providing driveway off road parking with side access gates leading to a further area of hard standing / parking. **Rear Garden** laid partially to patio with the remainder laid to lawn.



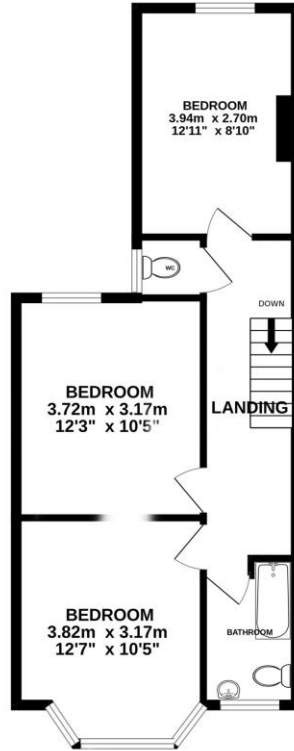


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Ground Floor



First Floor

113 Square Metres /
1216 Square Feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

