

R

www.robertsproperty.co.uk

Roberts

Sales, Lettings & Block Management

DETACHED HOUSE

£425,000



Orcheston Road, Charminster, Bournemouth, Dorset, BH8 8SR

- * Detached Family House * 113 Square Metres ***
- * Four Bedrooms * Two Reception Rooms ***
- * Kitchen Breakfast Room * Modern Bathroom ***
- * Offered in Good Decorative Order Throughout ***
- * Driveway Parking * South Facing Garden ***
- * Council Tax Band D * EPC D-Rated ***

158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

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.

Orcheston Road, Charminster, Bournemouth, Dorset, BH8 8SR:

UPVC double-glazed front door leads into porch area with ceiling light point. Further character leaded glazed door leads into:

Entrance Hallway: Coved and papered ceiling with ceiling light point, two wall light points and picture rail. Double panelled radiator and central heating thermostat. Recessed under stairs storage with additional wall light point. Stripped wooden flooring.

Lounge Reception: **13' 11 x 12' 7 / 4.23m x 3.84m (approx')**. Having plain naturally coved ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Feature fire surround with living flame effect gas fire, double panelled radiator and television / media point.

Dining Room: **11' 11 x 11' 1 / 3.64m x 3.38m (approx')**. Having coved and textured ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect with two further high-level frosted windows to side aspect. Feature fire surround with living flame effect gas fire, double panelled radiator and stripped wooden flooring.

Kitchen / Breakfast Room: **15' 3 x 10' 8 / 4.66m x 3.24m (approx')**. Having coved and textured ceiling with ceiling light point. UPVC double-glazed windows to side and rear aspects with UPVC double-glazed casement doors providing access to garden. 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 one-and-a-half electric oven with four plate halogen hob. Space for fridge/freezer, space and plumbing for washing machine and dishwasher. Wall mounted gas central heating combination boiler and splash back tiling. Arched recess tiled with fitted wood burner (untested). Laminated flooring.

Staircase from hallway to first floor landing

Landing: Having coved and papered ceiling, ceiling light point and hatch providing access to loft via pull down ladder. Feature leaded-glazed window to side aspect.

Bedroom One: **13' 6 x 10' 10 / 4.11m x 3.30m (approx')**. Having plain coved ceiling with plaster centre ceiling rose and ceiling light point. UPVC double-glazed feature bay window to front aspect, single panelled radiator and fitted wardrobes.

Bedroom Two: **12' 1 x 11' 1 / 3.68m x 3.38m (approx')**. Having coved and papered ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect and single panelled radiator. Built in wardrobe.

Bedroom Three: **11' 10 x 10' 8 / 3.61m x 3.24m (approx')**. Having plain coved ceiling with ceiling light point and picture rail. UPVC double glazed window to rear aspect and single panelled radiator.

Bedroom Four **8' 6 x 5' 5 / 2.60m x 1.64m (approx')**. Having coved and papered ceiling with ceiling light point. UPVC double glazed window to front aspect and single panelled radiator.

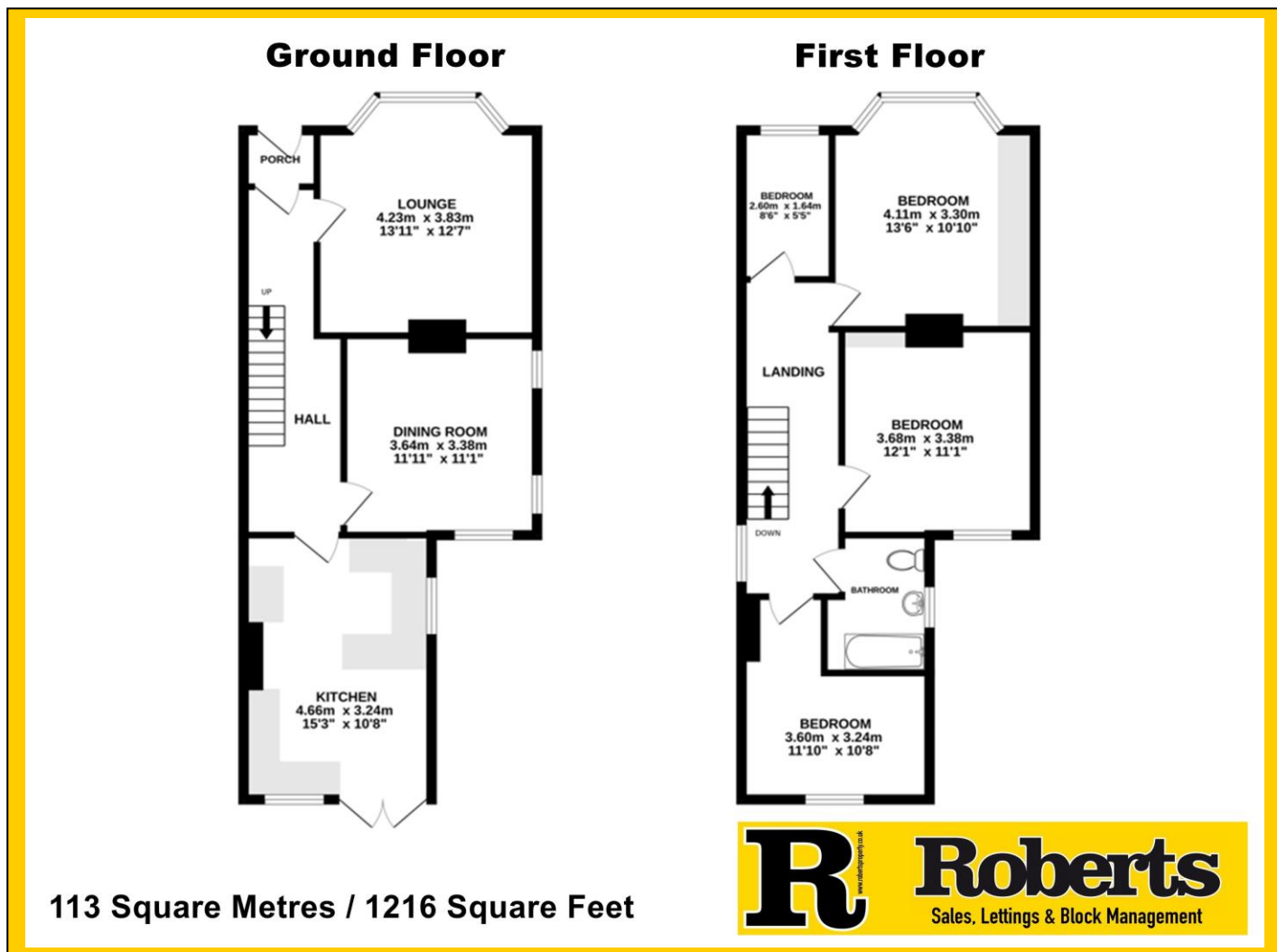
Family Bathroom: **8' x 5' 10 / 2.59m x 1.78m (approx')**. Having plain coved ceiling with recessed low level down lighting. Frosted UPVC double-glazed window to side aspect. Panelled bath with fitted shower screen and shower mixer tap with further electric shower over. Concealed cistern WC, vanity unit with inset wash hand basin and mixer tap. Fitted mirror with back lighting. Fully tiled walls.

Front Garden:

Driveway providing off road parking via dropped kerb and laid to block paving. Walled front garden and double gates leading to:

Rear Garden:

Having block paved recess leading to garage/workshop with double doors, further side door and window. Pegoda and patio with the remainder of garden laid to lawn with an array of mature and established trees, bushes and shrubs. The garden being to a southerly aspect.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





