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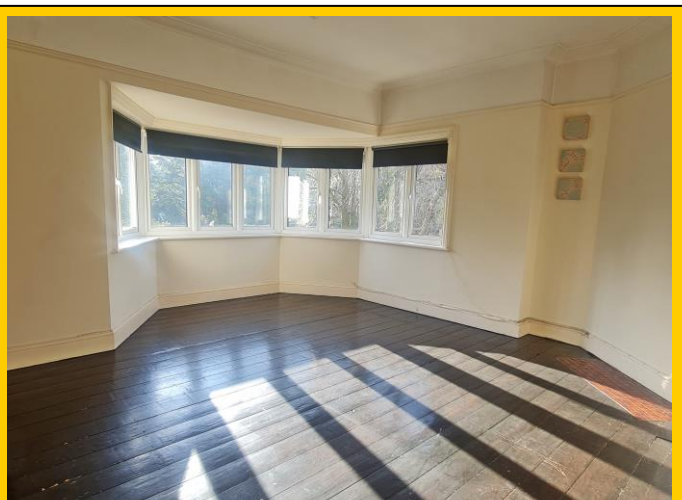
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Roberts

Sales, Lettings & Block Management

Character Maisonette

£295,000



St Anthony's Road, Meyrick Park, Bournemouth, BH2 6PB

- **Character Maisonette**
- **127 Square Metres**
- **Three Double Bedrooms**
- **Lounge & Sep' Kitchen**
- **Private Entrance**
- **Driveway & Veranda**
- **Vacant Possession**

- **Share in Freehold**
- **Maintenance as & when**
- **Council Tax Band D**
- **Ground Rent Nil**
- **EPC D-Rated**
- **Character Features**
- **No Forward Chain**

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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 and bay windows where appropriate.

St Anthony's Road, Meyrick Park, Bournemouth, BH2 6PB

Storm porch leads via leaded glazed front door into:

Entrance Lobby: Having ceiling light point and single panelled radiator. Stairs to first floor level.

First Floor Landing: An L-shaped room. At landing level, naturally coved and textured ceiling with ceiling light point and picture rail. Central heating thermostat.

Lounge Reception: **18' 4 x 17' 1 / 5.58m x 5.2m (approx')**. Having plain naturally coved ceiling with two ceiling light points and picture rail. UPVC double-glazed bay window to side aspect. Two double panelled radiators and stripped wooden flooring.

Kitchen: **9' 9 x 7' 10 / 2.97m x 2.39m (approx')**. Having coved and textured with recessed low-level down lighting. UPVC double-glazed window to rear 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 over. Space for electric cooker, space and plumbing for washing machine and space for under counter fridge and further space for fridge / freezer. Splash back tiling and wall mounted gas central heating boiler.

Bedroom One: **17' 2 x 15' 11 / 5.23m x 4.85m (approx')**. Plain naturally coved ceiling, ceiling light point and picture rail. UPVC double-glazed bay windows to front and rear aspects. Double panelled radiator.

Bedroom Three: **14' max' into bay x 12' 10 / 4.26m max' into bay x 3.91m (approx')**. Having textured ceiling, ceiling light point & picture rail. UPVC double-glazed bay window to side and front aspects, double panelled radiator and access to eaves storage. Cupboard housing hot water cylinder tank. Wood laminate flooring and television point.

Shower Room: Having coved and textured ceiling with recessed low level down-lighting and fitted extractor fan. Walk-in shower tray with thermostatic shower valve, concealed cistern WC and vanity unit with inset wash hand basin. Fully tiled walls, tiled flooring and single panelled radiator.

Stairs lead from first floor landing to second floor

Landing: Having sloping ceiling with ceiling light point.

Bedroom Two: **19' 5 x 10' / 5.91m x 3.05m (approx')**. Having sloped textured ceiling with ceiling light point and UPVC double-glazed window to side aspect. Double panelled radiator. Door leads into:

En-Suite Bathroom: **9' x 5' 6 / 2.74m x 1.68m (approx')**. Having textured ceiling with ceiling light point and 'Velux' window. Panelled bath with shower mixer tap over. Pedestal wash hand basin, low-level WC and double panelled radiator. Tiled flooring.

Outside: Frontage parking laid to shingle providing off road parking for one / two vehicles. Sheltered veranda area by private entrance doorway.

Tenure: Share in the freehold.

Maintenance: Split on as and when basis with the neighbouring property.

Ground Rent: Nil

Council Tax: Band D



