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# Roberts

Sales, Lettings & Block Management

**SEMI-DETACHED HOUSE**

**£275,000**



**Henville Road, Charminster, Bournemouth, Dorset, BH8 8PE**

**\* Semi-Detached House \* 94 Sq' M \***

**\* Two Receptions & Kitchen/Breakfast Room \***

**\* Updated GCH Boiler & Electrics Fuse Board \***

**\* Shared Driveway to Garage \* Rear Garden \***

**\* Requires Refurbishment \* Chain Free Sale \***

**BUYING WITH A MORTGAGE? A MINIMUM OF 25% DEPOSIT WILL BE REQUIRED**

**\* EPC D-Rated \* Council Tax Band C \***

**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 and bay windows where appropriate.

## **Henville Road, Charminster, Bournemouth, Dorset, BH8 8PE:**

UPVC double-glazed front door leads into:

**Entrance Hallway:** Having plain ceiling with ceiling light point. Under stairs storage cupboard housing electrics consumer unit and fuse board. Single panelled radiator.

**Lounge Reception Room:** **15' 2 x 12' 4 / 4.62m x 3.77m (approx')**. Plain coved ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator. Purbeck stone fire surround with gas point.

**Dining Room:** **11' x 10' 4 / 3.36m x 3.16m (approx')**. Having coved and textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. Double panelled radiator. Cupboard housing gas meter.

**Kitchen / Breakfast Room:** **16' 5 x 7' 5 / 5.01m x 2.25m (approx')**. Plain ceiling with two ceiling light points. UPVC double-glazed windows to side and rear aspects. UPVC double-glazed casement door leading to rear garden. Wall and base mounted units with work surfaces over. Single bowl single drainer sink unit. Connection for gas cooker. Space for under counter appliances. Wall mounted gas central heating boiler.

### ***Staircase from entrance lobby to first floor landing***

**First Floor Landing:** Split level landing having coved and textured ceiling with ceiling light point and hatch providing access to loft. Cupboard housing jacketed hot water cylinder with shelved storage. Central heating thermostat.

**Bedroom One:** **15' 2 x 10' 5 / 4.62m x 3.18m (approx')**. Having textured ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator.

**Bedroom Two:** **11' x 10' 5 / 3.36m x 3.17m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.

**Bedroom Three (Office):** **10' 1 x 7' 5 / 3.07m x 2.27m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

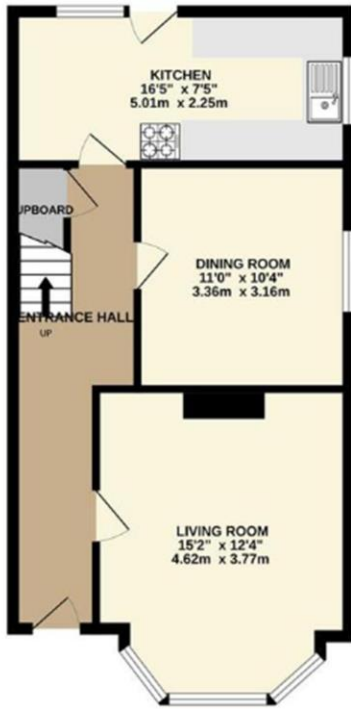
**Bathroom:** **7' 9 x 5' 8 / 2.35m x 1.73m (approx')**. Textured ceiling with ceiling light point. Frosted UPVC double-glazed window to front aspect. Panelled bath with shower mixer tap over, low level WC and pedestal wash hand basin. Single panelled radiator. Part tiled walls.

**Outside:** Walled front garden laid to hard standing. Shared driveway leading to garage with double doors. Rear garden laid to lawn with established trees and shrubs.



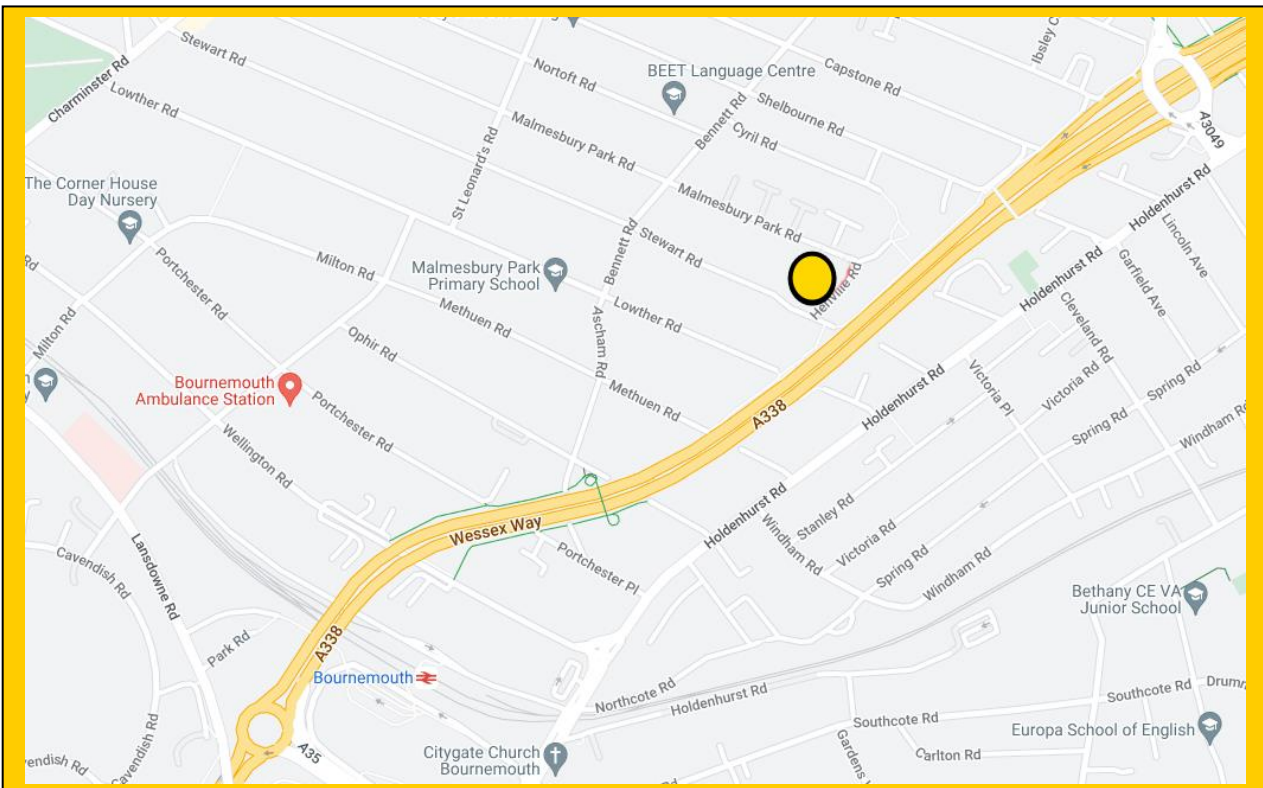


94 Square M /  
1011 Square Ft



**Ground Floor**

**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		