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Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£350,000



Malmesbury Park Road, Charminster, Bournemouth, BH8 8PR

- * Semi Detached House * 107 Sq' Metres ***
- * Three Bedrooms * Lounge Through Dining Room ***
- * First Floor Bathroom * En-Suite Shower Room ***
- * Dual Aspect Kitchen with Direct Garden Access ***
- * Driveway Parking * Private & Secluded Garden ***
- Council Tax Band C. EPC E-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.

Malmesbury Park Road, Charminster, Bournemouth, BH8 8PR:

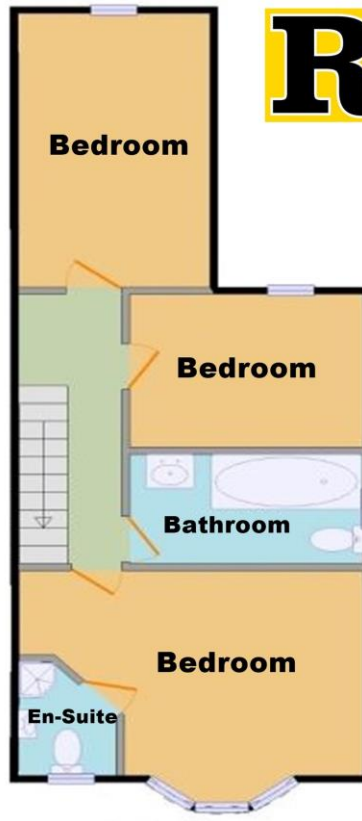
Glazed door gives access to storm porch. This in turn gives access to:

- Entrance Hallway:** Having coved and papered ceiling with two ceiling light points. Recessed under stairs storage cupboard housing electric meter and consumer unit. Double panelled radiator and stripped wood flooring.
- Lounge Reception Room:** **12' 10 max' into bay x 11' 11 / 3.91m max' into bay x 3.63m (approx').** Having plain coved ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Fire surround with open fire, double panelled radiator, television / media point. Stripped wooden flooring.
- Dining Room:** **12' 11 x 9' 10 / 3.94m x 2.99m (approx').** Having plain coved ceiling, ceiling light point. Two UPVC double-glazed windows to side aspect with further single-glazed window to rear aspect. Panelled radiator and stripped wooden flooring.
- Kitchen:** **12' 8 x 7' 9 / 3.86m x 2.36m (approx').** Having plain ceiling with recessed low level down lighting. UPVC double-glazed window to side aspect plus UPVC double-glazed double doors leading to rear garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with five-burner gas hob and cooker hood over. Space for fridge freezer and space and plumbing for washing machine, space and plumbing for dishwasher and space for tumble drier. Splash back tiling and tiled flooring.
- Staircase from hallway to first floor landing***
- Landing:** Plain coved ceiling, ceiling light point and hatch providing access to loft.
- Bedroom One:** **15' 9 max' into recess x 12' 1 / 4.80m max' into bay x 3.68m (approx').** Having plain coved ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Single panelled radiator and stripped wooden flooring. Door provides access through to:
- En-Suite:** Having plain ceiling with ceiling light point. Frosted UPVC double-glazed window to front aspect. Corner shower cubicle with thermostatic shower over. Low-level WC and pedestal wash hand basin with mixer tap. Tiled walls and chromed ladder style heated towel rail.
- Bedroom Two:** **11' 6 x 8' / 3.51m x 3.07m (approx').** Plain coved ceiling with recessed down lighting. UPVC double-glazed window to rear aspect, double panelled radiator. Built in storage cupboard housing gas central heating combination boiler.
- Bedroom Three:** **9' 11 x 7' 5 / 3.02m x 2.26m (approx').** Plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect and double panelled radiator.
- Family Bathroom:** **9' 9 x 5' 2 / 2.97m x 1.57m (approx').** Having plain coved ceiling with recessed low level down lighting. Frosted UPVC double-glazed window to side aspect. Panelled bath with shower mixer tap over. Low-level WC and vanity unit with inset wash hand basin with mixer tap. Splash back tiling and stripped wooden flooring.
- Outside:** **Walled front garden** laid to shingle with dropped kerb providing driveway off road parking. Side access gates leading to **Rear Garden** laid partially to patio with a parking area to shingle. Trellis screen with gate to a secluded lawned area with an array of mature and established trees, bushes & screening shrubs





Ground Floor



First Floor



**107 Sq' Metres /
1151.74 Sq' Feet**

