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# Roberts

Sales, Lettings & Block Management

**SEMI-DETACHED HOUSE**

**£360,000**



**Shelbourne Road, Charminster, Bournemouth, BH8 8QY**

- \* **Semi Detached House** \* **99 Sq' Metres** \*
- \* **Three Bedrooms & Two Reception Rooms** \*
- \* **Dual Aspect Kitchen** \* **White Suite Bathroom** \*
- \* **Driveway Parking** \* **South Facing Rear Garden** \*
- \* **Vacant Possession & No Forward Chain** \*
- \* **Council Tax Band C** \* **EPC D-Rated** \*

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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.

## Shelbourne Road, Charminster, Bournemouth, BH8 8QY

Glazed front door leads into:

**Entrance Hallway:** Plain coved ceiling with two ceiling light points and single panelled radiator.

**Lounge Reception Room:** **14' 4 x 12' 3 / 4.37m x 3.72m (approx')**. Having plain ceiling with ceiling light point and picture rail. UPVC double-glazed feature bay window to front aspect. Fire surround, double panelled radiator and television / media point.

**Open Plan Dining Room & Hallway:** **13' 1 x 12' 2 / 3.99m x 3.66m (approx')**. Having plain coved ceiling with ceiling light point. UPVC double-glazed double casement doors leading to rear garden. Double panelled radiator. Cupboard housing electric meter and consumer unit. Under stairs storage cupboard. Archway leads through to:

**Kitchen:** **14' 8 x 9' 1 / 4.47m x 2.77m (approx')**.  
Plain coved ceiling with railed low level down lighter down lighter. UPVC double-glazed windows to side and rear aspects. 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 four-burner gas hob and cooker hood over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Cupboard housing gas meter and wall mounted gas central heating combination boiler. Splash back tiling and tiled flooring.

### ***Staircase from hallway to first floor landing***

**Landing:** Being split level with coved and papered ceiling, ceiling light point and hatch providing access to loft.

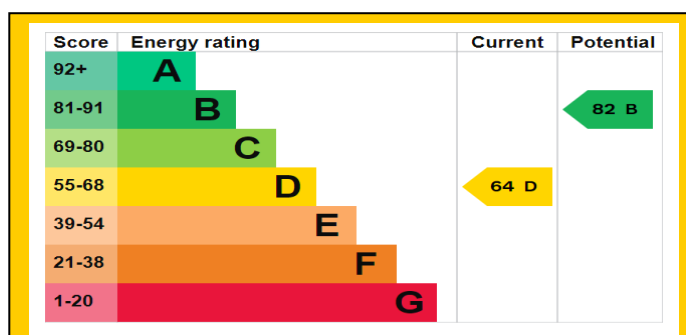
**Bedroom One:** **14' 6 x 11' 1 / 4.32m x 3.38m (approx')**. Plain ceiling, ceiling light point & UPVC double-glazed feature bay window to front aspect. Double panelled radiator.

**Bedroom Two:** **12' 3 x 10' 7 / 3.72m x 3.22m (approx')**. Having plain ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Double panelled radiator and cast-iron fire surround.

**Bedroom Three:** **12' 4 x 9' 1 / 3.76m x 2.77m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.

**Family Bathroom:** **8' 6 x 5' 6 / 2.59m x 1.68m (approx')**.  
Plain ceiling with ceiling light point and fitted extractor. Frosted UPVC double-glazed window to front aspect. Panelled bath with handrails and shower mixer tap over. Low-level WC, pedestal wash hand basin. Panelled and tiled walls with tiled flooring and single panelled radiator.

**Outside:** **Front of property and side aspect driveway** laid to shingle providing off road parking via dropped kerb for three plus vehicles.  
**Rear Garden** being to a southerly aspect and laid partially to patio with the remainder laid to elevated lawn with an array of mature trees and shrubs.



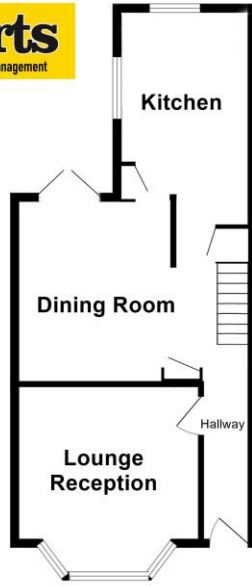




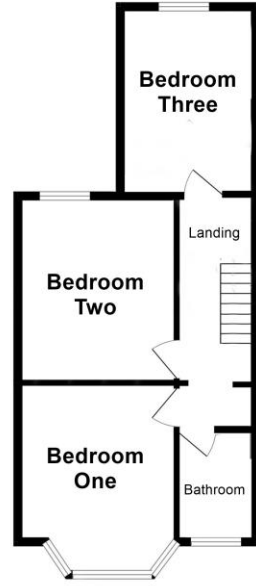




99 Square Metres  
1065.63 Square Ft



Ground Floor



First Floor

