



Roberts

Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£280,000



Avon Road, Charminster, Bournemouth, Dorset, BH8 8SF

- * Semi-Detached House * 114 Sq' M ***
- * Three Bedrooms * Three Reception Rooms ***
- * Modern Kitchen * First Floor Bathroom ***
- * Enclosed Garden * GCH * UPVC DG * EPC D ***
- * Offered as an Ideal Buy-to-Let / Investment ***
- * Tenant in Situ (Family) Paying £1400pcm ***

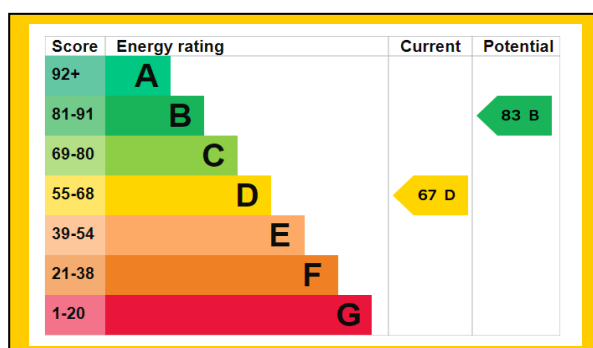
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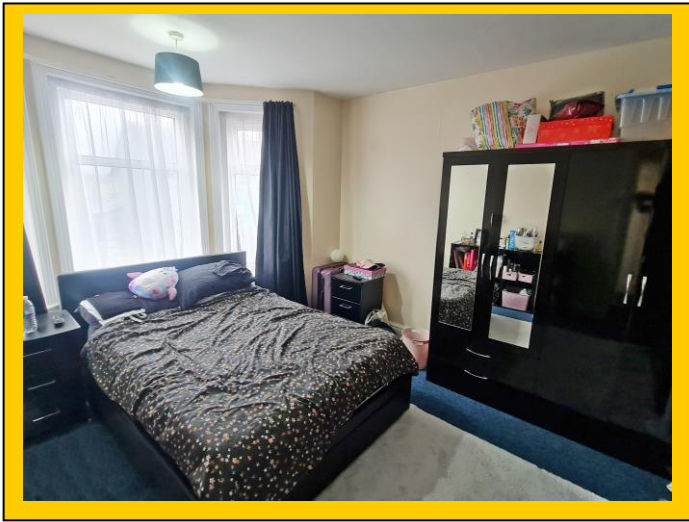
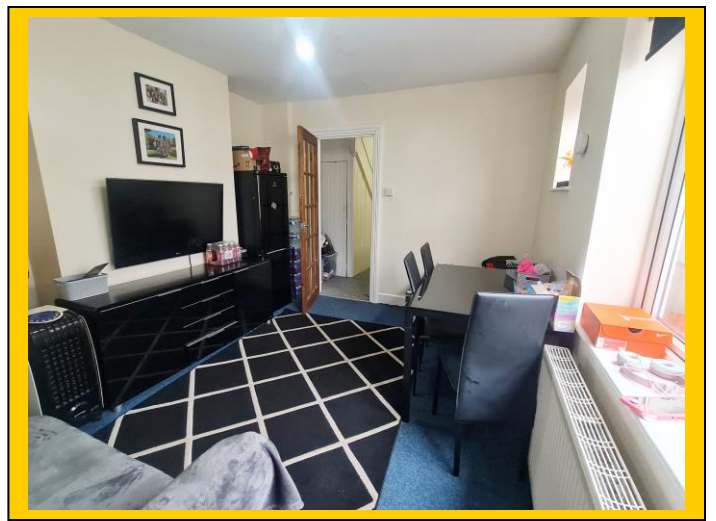
Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

Avon Road, Charminster, Bournemouth, Dorset, BH8 8SF:

UPVC double glazed front door leads into:

<u>Entrance Hallway:</u>	Having plain ceiling with ceiling light point. Cupboard housing electrics and consumer unit. Single panelled radiator. Recessed under stairs storage.
<u>Lounge Reception Room:</u>	<u>14' 4 x 11' 10 / 4.37m x 3.60m (approx')</u> . Having plain naturally coved ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Double panelled radiator and TV/media point.
<u>Reception Room Two:</u>	<u>12' 11 x 9' 7 / 3.94m x 2.91m (approx')</u> . Having plain ceiling with ceiling light point. UPVC double-glazed window to side aspect. Double panelled radiator.
<u>Dining Room:</u>	<u>11' 6 x 10' 7 / 3.5m x 3.23m (approx')</u> . Having plain ceiling with ceiling light point. UPVC double-glazed window to side aspect with further high-level leaded glazed window to side aspect. Double panelled radiator.
<u>Kitchen:</u>	<u>10' 7 x 8' 6 / 3.23m x 2.61m (approx')</u> . Having plain sloping ceiling with ceiling light point. UPVC double-glazed window to rear aspect. 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 for fridge freezer and space and plumbing for washing machine. Wall mounted gas central heating combination boiler. Splash back tiling and tiled flooring. Door to:
<u>Lean to:</u>	<u>18' 2 x 4' 3 / 5.54m x 1.22m (approx')</u> . Polycarbonate roof and door to garden.
<i>Staircase from hallway to first floor landing</i>	
<u>Landing:</u>	Split level landing plain ceiling with ceiling light point and hatch providing access to loft. Single panelled radiator.
<u>Bedroom One:</u>	<u>14' 4 x 10' 4 / 4.37m x 3.18m (approx')</u> . Plain ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator.
<u>Bedroom Two:</u>	<u>11' 8 x 9' 7 / 3.54m x 2.91m (approx')</u> . Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect and double panelled radiator.
<u>Bedroom Three:</u>	<u>11' 6 x 10' 7 / 3.5m x 3.23m (approx')</u> . Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.
<u>Bathroom:</u>	<u>7' 3 x 4' 7 / 2.21m x 1.33m (approx')</u> . Having plain ceiling with ceiling light point. UPVC double-glazed frosted window to front aspect and fitted extractor. Panelled bath with fitted shower screen and shower mixer tap. Pedestal wash hand basin and low-level WC. Ladder style heated towel rail. Tiled walls.
<u>Outside:</u>	Walled front garden laid to shingle. Rear garden laid to shingle with the remainder laid to lawn



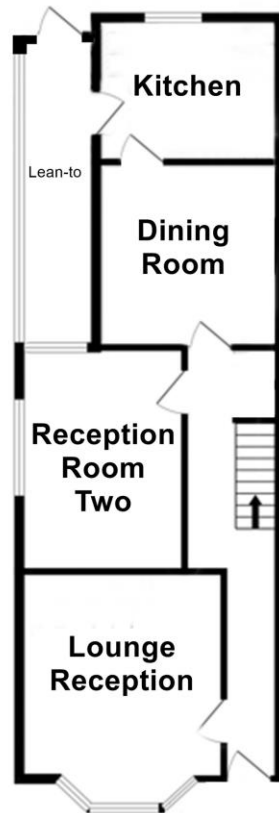




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114 Square Metres
1227 Square Feet



Ground Floor



First Floor