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Sales, Lettings & Block Management

DETACHED HOUSE

Offers in Excess of:

£375,000



Coronation Avenue, Moordown, Bournemouth, BH9 1TN

- * **Detached House** * **108 Square Metres** *
- * **Four Bedrooms** * **Two Reception Rooms** *
- * **Separate Kitchen** * **GF Cloakroom** * **Bathroom** *
- * **Frontage Parking** * **South Facing Rear Garden** *
- * **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.

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UPVC double-glazed side aspect entrance door leads into:

- Entrance Hallway:** Coved and textured ceiling, ceiling light point & mains wired smoke detector. Storage cupboard with shelf and hanging rail. Double panelled radiator.
- Ground Floor Cloakroom:** Having sloping ceiling with ceiling light point and fitted extractor fan. Low level WC and wall mounted wash hand basin. Cupboard housing gas central heating boiler.
- Lounge Reception Room:** **18' 2 x 11' 10 / 5.54m x 3.61m (approx')**. Coved and textured ceiling with two ceiling light points. UPVC double-glazed window to rear aspect with casement door leading to rear garden. Double panelled radiator, TV / media point.
- Dining Room:** **17' 2 x 7' 9 / 5.23m x 2.36m (approx')**. Having plain ceiling with railed down light point. UPVC double-glazed window to front aspect. Double panelled radiator. Cupboard housing electric meter and consumer unit.
- Kitchen:** **11' 8 x 9' 7 / 3.56m x 2.92m (approx')**. Having textured ceiling with recessed low level downlighting and mains wired smoke detector. UPVC double-glazed bay window to front aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space for electric cooker. Space and plumbing for slimline dishwasher and space and plumbing for washing machine. Space for fridge freezer. Splash back tiling and single panelled radiator.
- Staircase from hallway to first floor landing***
- Landing:** Frosted UPVC double-glazed window to side aspect. Textured ceiling with two ceiling light points, hatch providing access to loft and mains wired smoke detector. Cupboard housing pre-lagged hot water cylinder tank with shelved storage over.
- Bedroom One:** **11' 9 x 11' / 3.58m x 3.35m (approx')**. Textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator.
- Bedroom Two:** **11' 10 x 8' 7 / 3.61m x 2.62m (approx')**. Textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.
- Bedroom Three:** **10' 10 x 9' 3 / 3.30m x 2.82m (approx')**. Textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.
- Bedroom Four:** **11' 9 x 6' 11 / 3.58m x 2.11m (approx')**. Textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator.
- Bathroom:** **6' 8 x 6' 3 / 2.03m x 1.91m (approx')**. Having textured ceiling with recessed low-level down lighting and fitted extractor. Frosted UPVC double-glazed window to side aspect. Panelled bath with electric shower over. Pedestal wash hand basin and low-level WC. Tiled walls and heated ladder style towel rail.
- Outside:** Frontage off road parking accessible via dropped kerb. Side access pathway leads to entrance door and to **Rear Garden** laid mainly to lawn and to a southerly aspect.





