

# R

www.robertsproperty.co.uk

# Roberts

Sales, Lettings & Block Management

**DETACHED BUNGALOW**

**£375,000**



**Craigmoor Avenue, Bournemouth, Dorset, BH8 9LS**

## **Detached Bungalow with Southerly Garden**

- \* Two Bedrooms \* 64 Square Metres of Floor Space \*
- \* Lounge & Dining Room Overlooks Rear Garden \*
- \* Modern Kitchen Open Plan with Dining Room \*
- \* Premium Shower Room \* Driveway Parking \*
- \* Level Garden with Brick Shed & Summerhouse \*
- \* **Council Tax Band D** \* **No Forward Chain** \*

**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 & bay windows where appropriate.

**Craigmoor Avenue, Bournemouth, Dorset, BH8 9LS:**

**Front of Property:** Walled front garden laid to tarmac. Dropped pavement leads via iron double gates providing off road parking. Matching side access double-gates gives access to rear garden. UPVC double-glazed leaded motif front door leads into:

**Entrance Hallway:** Plain ceiling with ceiling light point with hatch providing access to loft. Fitted linen cupboard. Electric meter and consumer unit. Decal panel concealing radiator and wood laminate flooring.

**Lounge Reception Room:** **14' 1 x 10' 1 / 4.29m x 3.07m (approx').** Plain ceiling with fixture ceiling light point and picture rail. UPVC double-glazed bay window to rear aspect. Fire surround, double panelled radiator & TV / media point. Wood laminate flooring. Archway to:

**Dining Room:** **10' 10 x 9' 10 / 3.31m x 3.01m (approx').** Plain ceiling with fixture ceiling light point and picture rail. UPVC double-glazed double casement doors leading to garden. Decal panel concealing radiator. Wood laminate flooring. Archway to:

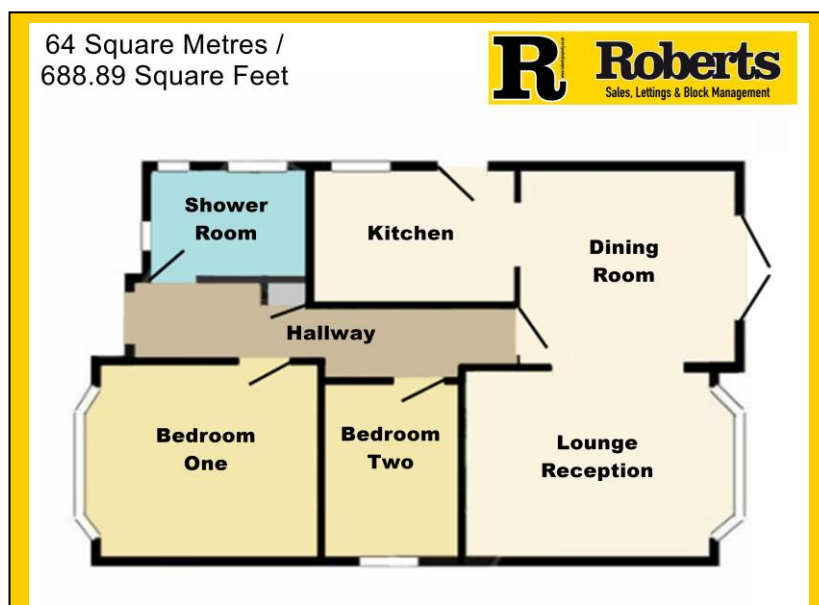
**Kitchen:** **10' 3 x 6' 9 / 3.13m x 2.06m (approx').** Plain coved ceiling with recessed down lighting. UPVC double-glazed window to side aspect and UPVC double-glazed door providing access to garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and connection for gas cooker. Space and plumbing for washing machine and space for fridge / freezer. Cupboard housing gas central heating combination boiler. Splash back tiling and wood laminate flooring.

**Bedroom One:** **12' 7 x 10' 1 / 3.84m x 3.07m (approx').** Plain ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Single panelled radiator. Fitted wardrobes.

**Bedroom Two:** **9' 3 x 7' 9 / 2.79m x 2.36m (approx').** Plain ceiling, ceiling light point & picture rail. UPVC double-glazed frosted window. Single panelled radiator. TV point.

**Shower Room:** **8' 4 x 5' 4 / 2.54m x 1.63m (approx').** Plain ceiling with recessed down lighting and fitted extractor. Two UPVC double-glazed frosted windows to side aspect with feature leaded UPVC double-glazed circular window. Double shower tray with fitted glass screen and thermostatic shower valve. Vanity unit with inset wash hand basin and mixer tap. Close coupled WC. Fully tiled walls, laminate flooring and ladder style heated towel rail.

**Rear Garden:** To a southerly aspect laid partly to patio with the remainder laid to shingle with ornamental borders. Feature summerhouse facing the property with double-doors. Brick built shed with pitch tiled roof. UPVC double-glazed window and door.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		