



# Roberts

Sales, Lettings & Block Management

## DETACHED HOUSE

Guide Price:

**£275,000**



Parley Road, Moordown, Bournemouth, Dorset, BH9 3BD

## Detached House Requiring Modernisation

- \* Three Bedrooms \* 77 Square Metres \*
- \* Lounge Reception Room \* Kitchen / Diner \*
- \* GF Bathroom \* GCH, UPV DG, EPC D Rated \*
- \* Frontage Parking \* Lawned Rear Garden \*

**Council Tax Band C \* No Forward Chain**

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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 and bay windows where appropriate.



## **Parley Road, Moordown, Bournemouth, Dorset, BH9 3BD:**

UPVC double-glazed entrance porch leads via secondary door into:

**Entrance Hallway:** Plain ceiling with ceiling light point. Single panelled radiator and central heating thermostat. Recessed under stair storage with frosted UPVC double-glazed window to side aspect. Cupboard housing electric meter and consumer unit.

**Lounge:** **13' 7 x 10' 11 / 4.14m x 3.33m (approx').**  
Coved and papered ceiling with ceiling light point UPVC double-glazed bay window to front aspect. Fire surround, single panelled radiator and TV point.

**Kitchen / Diner:** **16' 2 x 12' 6 / 4.93m x 3.81m (approx').**  
Coved and textured ceiling with ceiling light point. UPVC double-glazed windows to side and rear aspects and UPVC double-glazed door leading to rear garden. A range of 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. Recess space for fridge/freezer, fitted storage cupboard, breakfast bar and double panelled radiator. Wood laminate flooring. Door leads to an inner lobby with door providing access to:

**GF Bathroom:** **7' 10 x 5' 5 / 2.39m x 1.65m (approx').** Textured ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Panelled bath with shower screen and shower mixer tap. Low-level WC, vanity unit with inset wash hand basin and double panelled radiator. Part tiled and part aqua board walls.

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

**First Floor Landing:** UPVC double-glazed window to side aspect. Plain ceiling with ceiling light point and hatch providing access to loft space.

**Bedroom One:** **16' 11 x 13' 1 / 5.16m x 3.99m (approx').** Papered ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator.

**Bedroom Two:** **12' 6 x 8' 7 / 3.81m x 2.62m (approx').** Plain ceiling with ceiling light point and UPVC double-glazed window to rear aspect. Single panelled radiator and cupboard housing gas central heating combination boiler.

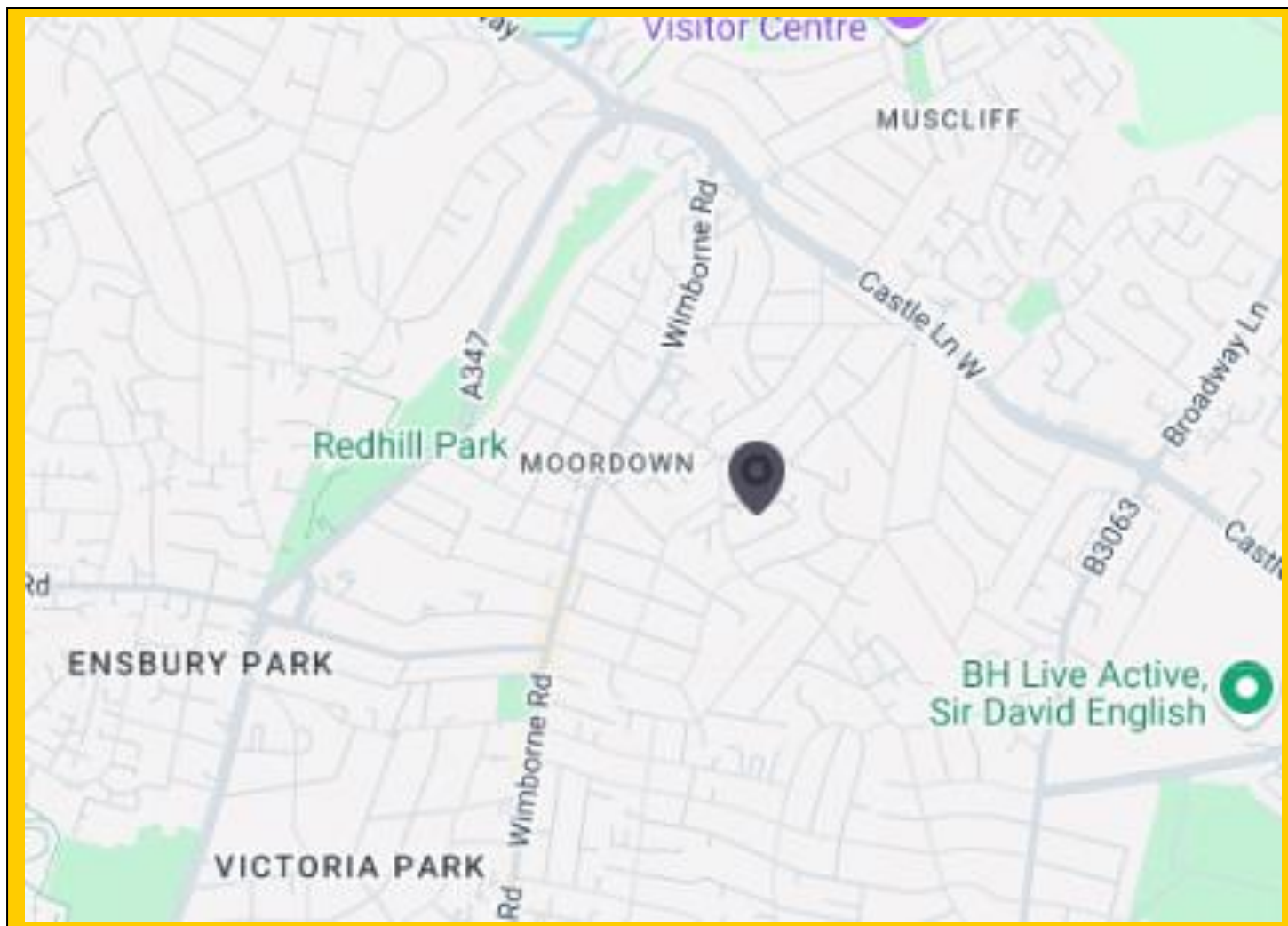
**Bedroom Three:** **8' 8 x 7' 2 / 3.83m x 2.18m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.

**Outside:** Front of property laid to hard standing providing off road parking for one vehicle. Side gate and pathway leads to rear garden comprising of an area of patio, hard standing for shed and an elevated area of lawn. Raised border









Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		