



# Roberts

Sales, Lettings & Block Management

**END OF TERRACE HOUSE**

**£315,000**



**Mallard Close, Bournemouth, Dorset, BH8 9PG**

- \* End of Terrace House with Garden Studio \***
- \* Three Bedrooms \* Lounge & Conservatory \***
- \* Kitchen/Diner & Utility \* Newly Fitted Bathroom \***
- \* 5.6m x 4m Garden Studio / Office / Home Gym \***
- \* Rear Garden & Feature Front Growing Garden \***
- \* Council Tax Band B \* EPC C \* 101 Sq' Metres \***

**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 and bay windows where appropriate.

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<b><u>Front Garden:</u></b>	Being 22 ft in depth and arranged as a planting area. * <b>Permission granted for a single width dropped pavement to create frontage parking *</b>
<b><u>Entrance Lobby &amp; Porch:</u></b>	Having textured ceiling with ceiling light point. UPVC double-glazed frosted windows to side and front aspects. Solid oak flooring and single panelled radiator. Under stairs storage cupboard. Central heating thermostat.
<b><u>Lounge:</u></b>	<b><u>17' 10 max' x 10' / 5.44m max' x 3.04m (approx').</u></b> Plain corniced ceiling, two ceiling light points. UPVC double-glazed window to front and two to rear aspect. Double panelled radiator and single panelled radiator. Television / media point and solid oak flooring. Double casement doors give access to:
<b><u>Conservatory:</u></b>	<b><u>17' 1 x 7' 11 / 5.21m x 2.41m (approx').</u></b> Glass roof, frosted UPVC double-glazed high-level windows to front and side aspects. Full length UPVC double-glazed windows and double doors to rear garden. Wall light points, single panelled radiator & wood laminate flooring.
<b><u>Kitchen:</u></b>	<b><u>17' 10 x 6' 11 / 5.44m x 2.11 narrowing to 2.01m (approx').</u></b> Plain ceiling with recessed low level down lighting. UPVC double-glazed windows to front and rear aspects. A range of wall and base mounted units with work surfaces over. One and a quarter bowl single drainer sink unit with mixer tap. Space and connection for gas cooker with stainless steel cooker hood over. Space for fridge / freezer as well as space for under counter fridge and under counter freezer. Integrated dishwasher. Splash back tiling, tiled flooring and single panelled radiator. Archway leads to:
<b><u>Utility:</u></b>	Plain ceiling with ceiling light point. UPVC double-glazed door giving access to garden. Cupboard housing gas central heating combination boiler. Further cupboard providing access to upgraded electric RCD consumer unit. Space and plumbing for washing machine. Splash back tiling and tiled flooring.
<b><i>Staircase from hall to first floor landing</i></b>	
<b><u>Landing:</u></b>	At landing level plain ceiling with recessed low level down lighting and mains wired smoke detector. Hatch provides access to loft. Fitted storage cupboard.
<b><u>Bedroom One:</u></b>	<b><u>12' x 9' 5 / 3.66m x 2.87m (approx').</u></b> Plain coved ceiling with recessed low level down lighting. UPVC double-glazed window to front aspect. Double panelled radiator and a range of mirror fronted wardrobes.
<b><u>Bedroom Two:</u></b>	<b><u>10' 4 max' x 9' 11 / 3.15m max' x 3.02m (approx').</u></b> Textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator and built in wardrobe.
<b><u>Bedroom Three:</u></b>	<b><u>9' 4 x 6' 10 / 2.84m x 2.08m (approx').</u></b> Textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.
<b><u>Bathroom:</u></b>	<b><u>8' 9 max' x 5' 6 / 2.67m max' x 1.68m (approx').</u></b> Plain ceiling with recessed low-level down lighting and extractor. Frosted UPVC double-glazed window to rear aspect. Panelled bath with mixer tap and thermostatic shower valve, rose and concertina glass shower screen. Low-level WC. Vanity unit with inset wash hand basin with mixer tap. Fully tiled walls and tiled flooring.
<b><u>Separate Cloakroom:</u></b>	Textured ceiling, ceiling light point. Frosted UPVC double-glazed high level window to rear aspect. Low-level WC. Vanity unit with inset wash hand basin & fitted cupboards over. Combined light / shaver point and fully tiled walls.



**Outside:**

Rear garden laid to artificial lawn with the remainder laid to block paving. Double rear access gates providing access to service lane to rear. Bike storage / dry store area. External lighting and outside tap.

**Garden Studio:**

**18' 6 x 13' 3 / 5.64m x 4.04m (approx').** Plain ceiling with recessed low level down lighting. Two UPVC double-glazed windows overlooking rear garden with twin double-casement doors. Wood laminate flooring, electrics consumer unit and telephone point. Access to water and waste.





