



Roberts

Sales, Lettings & Block Management

TWO-STOREY TOWN HOUSE

£355,000



Bodorgan Road, Meyrick Park, Bournemouth, BH2 6NL

*** Modern Mews Style Town House * 86Sq'M ***
*** Three Bedrooms * En-Suite Shower * Bathroom ***
*** 29ft8 x 11ft2 Lounge/Dining Room * Sep' Kitchen ***
*** GCH & DG * Plantation Blinds to Front Windows ***
*** Frontage Parking * 19ft2 x 8ft4 Garage ***
*** Resident's Courtyard * Short Walk to Town Centre ***
*** Council Tax Band D * EPC C-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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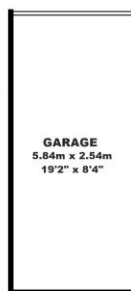
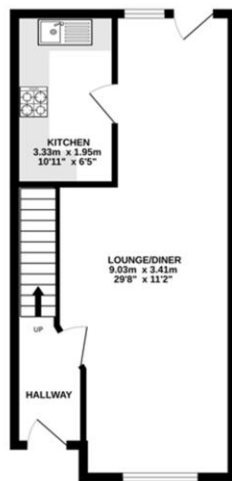
A modern mews style arrangement with feature walled and block paved residents parking area to front aspect set back from the road itself. Step up to storm porch leads via glazed front door into:

<u>Entrance Hallway:</u>	Plain coved ceiling, ceiling light point and telephone point. Single panelled radiator and wall mounted consumer unit.
<u>Lounge Through Dining Room:</u>	<u>29' 8 x 11' 2 / 9.03m x 3.41m (approx')</u> . A dual aspect room. Plain coved ceiling with recessed low level down lighting and two wall light points. Double-glazed window in hard wood surround to front aspect with fitted plantation blinds. Window to rear aspect with casement door leading to courtyard. Two single panelled radiators and central heating controls. TV / media point.
<u>Kitchen:</u>	<u>10' 11 x 6' 5 / 3.33m x 1.95m (approx')</u> . Plain coved ceiling with ceiling light point. Double-glazed window in hard wood surround to rear aspect. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with electric hobs and cooker hood over. Space for fridge freezer. Space and plumbing for washing machine and for tumble drier or dishwasher (plumbed ready). Wall mounted gas central heating combination boiler. Splash back tiling. <i>Staircase from entrance hallway to first floor landing</i>
<u>Landing:</u>	Plain coved ceiling with ceiling light point and enlarged hatch providing access to loft. Mains wired smoke detector. Shelved storage cupboard.
<u>Bedroom One:</u>	<u>13' 11 x 9' 10 / 4.23m x 3.00m (approx')</u> . Plain coved ceiling with ceiling light point. Double-glazed window in hard wood surround to front aspect with fitted plantation blinds. Single panelled radiator. His and hers fitted wardrobes. Door leads through to:
<u>En-Suite Shower Room:</u>	Plain coved ceiling with ceiling light point and extractor. Double shower cubicle with fitted thermostatic shower valve. Pedestal wash hand basin, low level WC and single panelled radiator and tiled walls.
<u>Bedroom Two:</u>	<u>9' 10 x 8' 2 / 2.99m x 2.48m (approx')</u> . Plain coved ceiling with ceiling light point. Double-glazed window in hard wood surround to rear aspect with fitted plantation blinds. Single panelled radiator. Fitted wardrobe.
<u>Bedroom Three:</u>	<u>6' 5 x 6' 5 / 1.96m x 1.94m (approx')</u> . Plain coved ceiling with ceiling light point. Double-glazed window in hard wood surround to rear aspect. Single panelled radiator. Fitted storage furniture.
<u>Bathroom:</u>	Plain coved ceiling recessed low level down lighting and fitted extractor. Panelled bath with shower mixer tap. Pedestal wash hand basin and low-level WC. Fully tiled walls and single panelled radiator.
<u>Shared Rear Courtyard:</u>	Accessed via door from lounge / diner. Being block paved and shared between residents. The courtyard leads via steps to the development's garaging area.
<u>Garage:</u>	<u>19' 2 x 8' 4 / 5.84m x 2.54m (approx')</u> . Accessed via a resident's block paved driveway to the side of the development from Bodorgan Road. Garage having up-and-over door and power and light.
<u>Communal Charge:</u>	There is a communal charge of £60pcm which funds the upkeep of the external areas, tree management plus buildings insurance.



86 Square Metres /
925.69 Square Feet

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(Garage not in Position
in relation to property)

