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DETACHED HOUSE

£475,000



Chatsworth Road, Bournemouth, Dorset, BH8 8SW

- * 146 Sq'M Double Fronted Detached House ***
- * Four Bedrooms * Three Reception Rooms *
- * Porch & Hallway * Kitchen & Conservatory / Diner *
- * HMO Registered but can be Available Vacant *
- * Bathroom, Shower Room & GF Cloakroom *
- * Side Aspect Driveway Plus Front & Rear Gardens *
- * Council Tax Band D * 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.

Chatsworth Road, Bournemouth, Dorset, BH8 8SW:

<u>Side Elevation</u>	Dropped pavement provides access to driveway with parking for two vehicles.
<u>Driveway:</u>	Access to front garden and gate to rear garden area. Glazed front door leads into:
<u>Entrance Porch & Hallway:</u>	Plain ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Single panelled radiator. Glazed door to entrance hallway having plain naturally coved ceiling with ceiling light point. Cupboard with electric meter / RCD. Single panelled radiator and central heating thermostat.
<u>GF Cloakroom:</u>	Plain ceiling and light point. Wall mounted wash hand basin and low-level WC.
<u>Reception Room One:</u>	<u>14' 3 x 13' 2 / 4.34m x 4.01m (approx')</u> . Naturally coved and textured ceiling, ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Fire surround, double panelled radiator and TV / media point.
<u>Reception Room Two: (GF Bedroom 5)</u>	<u>14' 3 x 11' 8 / 4.34m x 3.55m (approx')</u> . Naturally coved and papered ceiling, ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Double panelled radiator and pedestal wash hand basin.
<u>Reception Room Three: (GF Bed' 6)</u>	<u>11' 9 x 10' 7 / 3.58m x 3.23m (approx')</u> . Papered ceiling & ceiling light point. UPVC double-glazed window to side aspect. Panelled radiator and wash basin.
<u>Conservatory Diner:</u>	<u>9' 6 x 7' 2 / 2.90m x 2.18m (approx')</u> . Polycarbonate roof and UPVC double-glazed windows to side and rear aspects. Door to garden. Single panelled radiator. Ample space to dine plus space for additional fridge and freezer.
<u>Kitchen:</u>	<u>10' 7 x 8' 7 / 3.23m x 2.62m (approx')</u> . Suspended ceiling with ceiling light point. UPVC double-glazed windows to rear aspect. 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 and plumbing for washing machine and dishwasher. Space for under counter fridge. Wall mounted gas central heating boiler and double panelled radiator.
<i>Staircase from hall to first floor landing</i>	
<u>Landing:</u>	Plain naturally coved ceiling with ceiling light point and mains wired smoke detector. UPVC double-glazed windows to side and rear aspects. Double panelled radiator. Cupboard housing pre-lagged hot water cylinder.
<u>Bedroom One:</u>	<u>14' 3 x 13' 2 / 4.34m x 4.01m (approx')</u> . Coved and textured ceiling, ceiling light point and UPVC double-glazed bay window to front aspect. Double panelled radiator. Pedestal wash hand basin.
<u>Bedroom Two:</u>	<u>11' 8 x 11' 3 / 3.55m x 3.43m (approx')</u> . Coved and textured ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator. Pedestal wash hand basin.
<u>Bedroom Three:</u>	<u>9' 10 x 9' 5 / 2.99m x 2.87m (approx')</u> . Coved and textured ceiling, ceiling light point and UPVC double-glazed window to side aspect. Double panelled radiator. Pedestal wash hand basin.
<u>Bedroom Four:</u>	<u>10' 7 x 7' 3 / 3.23m x 2.21m (approx')</u> . Coved and textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. Single panelled radiator.
<u>Bathroom:</u>	Textured ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Panelled bath with shower mixer tap, Pedestal wash hand basin and close coupled WC. Fully tiled walls and single panelled radiator.

Shower Room:

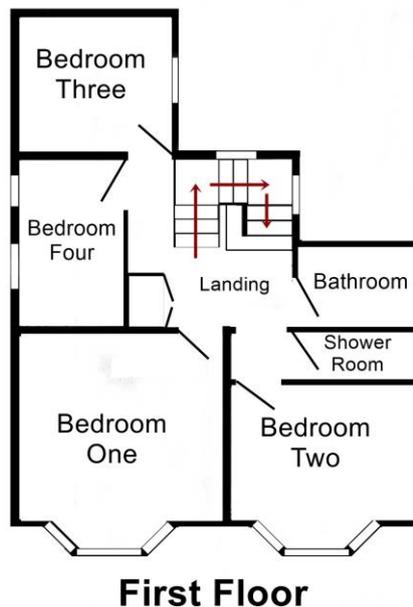
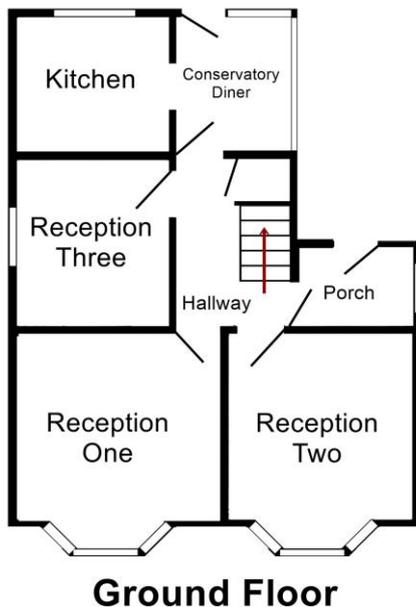
Coved and textured ceiling with ceiling light point and fitted extractor. Shower having electric shower unit. Single panelled radiator.

Gardens:

Front garden being laid to lawn with an area of hard standing and the benefit of an array of mature and established trees, bushes and screening hedge. Rear courtyard garden with fenced boundaries and laid to patio.



146 Square Metres
1572 Square Feet





Stairs & Landings



Bedroom 1



Bedroom 3



Bedroom 4



Driveway



Rear Garden

