

Roberts

Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£325,000



Stewart Road, Charminster, Bournemouth, Dorset, BH8 8NZ

- * Chain Free Semi-Detached House ***
- * 92 Sq' M / 990 Sq' Ft * Two Double Bedrooms ***
- * Lounge Reception Room & Kitchen / Diner ***
- * Good-Sized Bathroom * GF Cloakroom ***
- * Lawned Rear Garden to a Southerly Aspect ***
- * Hardstanding Frontage (Parking Potential) ***
- * Council Tax Band C * EPC C-Rated ***

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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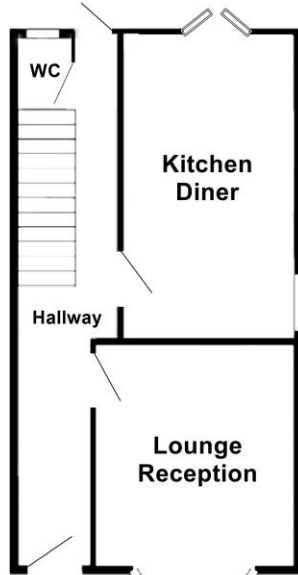
- Front of Property:** Laid to hard standing providing potential for a dropped pavement (STPP). Side gate giving access to garden. Storm porch leads via glazed front door into:
- Entrance Hallway:** Plain ceiling with ceiling light point. Under stair storage. Cupboard housing electric meter with consumer unit. Central heating thermostat. Single panelled radiator. Door to rear garden and access to:
- GF Cloakroom:** Plain ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Low level WC.
- Lounge Reception Room:** **14' 5 x 11' 11 (4.39m x 3.63m) approx'.** Plain ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Double panelled radiator and TV point.
- Kitchen / Diner:** **17' 10 x 10' 4 (5.43m x 3.15m) approx'.** Plain ceiling with two down light points and mains wired heat detector. UPVC double-glazed window to side aspect and UPVC double-glazed double casement doors leading to rear garden. 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 stainless steel electric oven with four burner gas hob and cooker hood. Space and plumbing for washing machine and dishwasher. Space for fridge / freezer. Cupboard housing gas central heating combination boiler. Double panelled radiator and tiled flooring.
- Staircase from hall to first floor landing***
- Landing:** Plain ceiling with ceiling light point and hatch providing access to loft space. UPVC double-glazed window to rear aspect.
- Bedroom One:** **16' 10 x 11' 5 (5.13m x 3.48m) approx'.** Plain ceiling with ceiling light point. Two UPVC double-glazed windows to front aspect. Double panelled radiator and fire surround.
- Bedroom Two:** **10' 4 x 10' (3.15m x 3.05m) approx'.** Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator and fire surround.
- Bathroom:** **10' 4 x 7' 3 (3.15m x 2.21m) approx'.** Plain ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Panelled bath with hand rails and shower mixer tap over. Low-level WC, pedestal wash hand basin and single panelled radiator.
- Rear Garden:** Rear garden being to a southerly aspect laid partly to patio with the remainder laid to lawn. Garden shed / workshop.



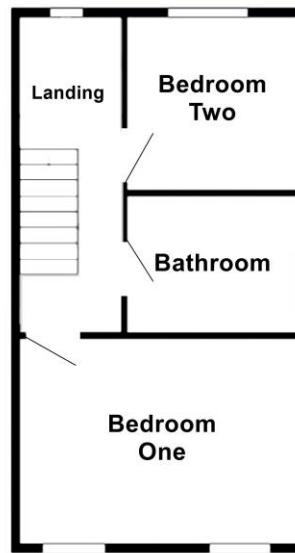


92 Square Metres
990 Square Feet

R **Roberts**
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Ground Floor



First Floor

