



Roberts

Sales, Lettings & Block Management

MID-TERRACE HOUSE

£230,000



Carnavon Road, Bournemouth, Dorset, BH1 4EW

- * Mid-Terraced House * 99 Sq'M / 1066 Sq'Ft ***
- * Three Bedrooms & Two Reception Rooms ***
- * Arranged Over Three Floors * Large Bathroom ***
- * Kitchen with Door to Courtyard Garden ***
- * GCH / UPVC DG * No Forward Chain ***
- * Council Tax Band B * 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.

Carnavon Road, Bournemouth, Dorset, BH1 4EW:

UPVC double-glazed front door leads into:

Entrance Hallway: Textured ceiling with ceiling light point and picture rail. Single panelled radiator.

Lounge Reception Room: **12' 6 x 11' 9 / 3.82m x 3.59m (approx').** Coved and textured ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Double panelled radiator and television point. Wood laminate flooring.

Dining Room: **11' 5 x 9' 10 / 3.48m x 2.99m (approx').** Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator. Wood laminate flooring.

Kitchen: **10' 10 x 7' 11 / 3.30m x 2.42m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to side aspect. Door giving access to garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with four-burner gas hob and cooker hood over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Cupboard housing gas meter and wall mounted gas central heating combination boiler. Splash back tiling.

Staircase from hallway to first floor landing

Landing: Split level with ceiling light point & stairs to second floor.

Bedroom One: **15' 8 x 12' 6 / 4.78m x 3.82m (approx').** Textured ceiling, ceiling light point & UPVC double-glazed bay window to front aspect. Double panelled radiator.

Bedroom Two: **11' 6 x 10' / 3.51m x 3.04m (approx').** Papered ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

Bathroom: **8' x 7' 10 / 2.44m x 2.39m (approx').** Sloping ceiling with wall light point. Frosted UPVC double-glazed window to side aspect. Panelled bath with glass shower screen and shower mixer tap. Low-level WC, pedestal wash hand basin. Splash back tiling and laminate flooring.

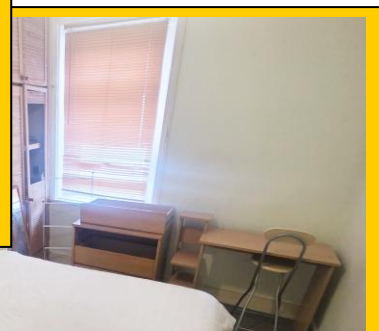
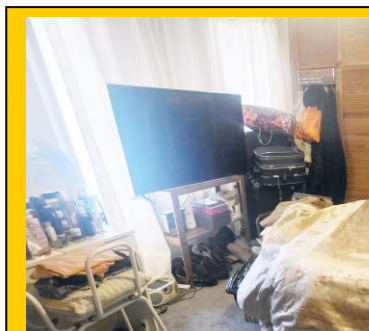
Staircase from first floor landing to second floor landing

Landing: Having restrictive head height and Velux window.

Bedroom Three: **14' 6 x 8' 9 / 4.43m x 2.67m (approx').** Sloping ceiling with ceiling light point. Three Velux windows. Double panelled radiator.

Outside: Walled front garden. Rear courtyard laid to patio with rear access gate leading to service lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	67 D
39-54	E		
21-38	F		
1-20	G		

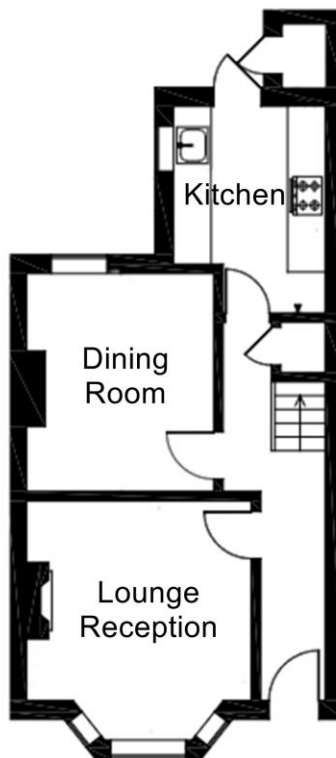




99 Square Metres /
1065.63 Sq' Feet



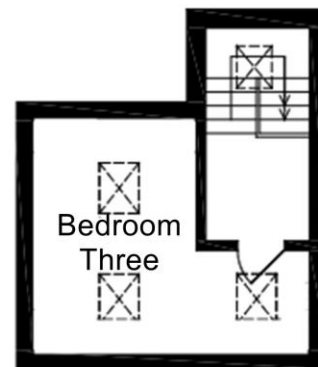
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Ground Floor



First Floor



Second Floor