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Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£310,000



Bennett Road, Charminster, Bournemouth, Dorset, BH8 8QF

- * Chain Free Semi-Detached House ***
- * 78 Sq' M / 840 Sq'ft * Two Bedrooms ***
- * Two Reception Rooms * Dual Aspect Kitchen ***
- * Large Bathroom * GCH, UPVC DG ***
- * Hard Standing Frontage * Enclosed Rear Garden ***
- * EPC D-Rated * Council Tax Band B ***

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.

Bennett Road, Charminster, Bournemouth, Dorset, BH8 8QF:

Front of property laid to block paving (No Dropped Pavement). Pathway to side aspect leads to garden gate and a entrance doorway. UPVC double-glazed door leads into:

Entrance Lobby: Coved and textured ceiling with ceiling light point. With stairs to first floor, door to dining room and door leading through to:

Lounge **13' 1 x 12' 10 / 3.99m x 3.91m (approx').**

Reception Room: Coved and textured ceiling, ceiling light point and UPVC double-glazed bay window to front aspect. Fire surround, two double panelled radiators. TV/media/phone point.

Dining Room: **12' 10 x 9' 10 / 3.91m x 2.99m (approx').**

Coved and textured ceiling with ceiling light point and mains wired smoke detector. UPVC double-glazed window to rear aspect. Wall mounted gas central heating boiler and central heating controls. Double panelled radiator. Access to understairs storage cupboard housing electric meter and consumer unit. Archway leads to:

Kitchen: **10' 8 x 7' 10 / 3.25m x 2.39m (approx').**

Coved and textured ceiling with ceiling light point. UPVC double glazed windows to side and rear aspects with UPVC double-glazed door 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 electric oven with four burner gas hob and cooker hood over. Space and plumbing for washing machine and space for under counter fridge/freezer. Splash back tiling and lino flooring.

Staircase from entrance lobby to first floor landing

First Floor
Landing:

Textured ceiling with ceiling light point and hatch providing access to loft. Further hallway area with coved and textured ceiling and ceiling light point.

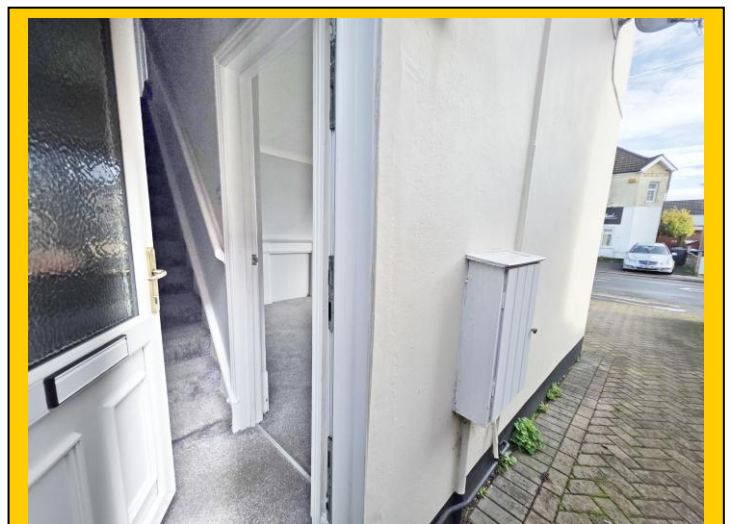
Bedroom One: **13' 1 x 12' 10 / 3.99m x 3.91m (approx').** Textured ceiling, ceiling light point and picture rail. UPVC double-glazed window to front aspect. Single panelled radiator.

Bedroom Two: **10' 2 x 9' 6 / 3.10m x 2.90m (approx').** Textured ceiling, ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator. Cupboard housing pre-lagged hot water cylinder tank and timer control.

Family **10' 8 x 7' 10 / 3.25m x 2.39m (approx').**

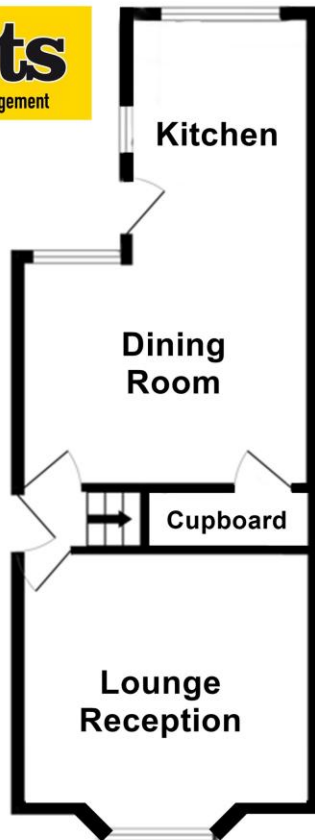
Bathroom: Textured ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Panelled bath with shower mixer tap over. Pedestal wash hand basin, low-level WC and chromed heated ladder style towel rail. Splash back tiling.

Rear Garden: Gated side access. Garden laid mainly to patio with an elevated block paved area.

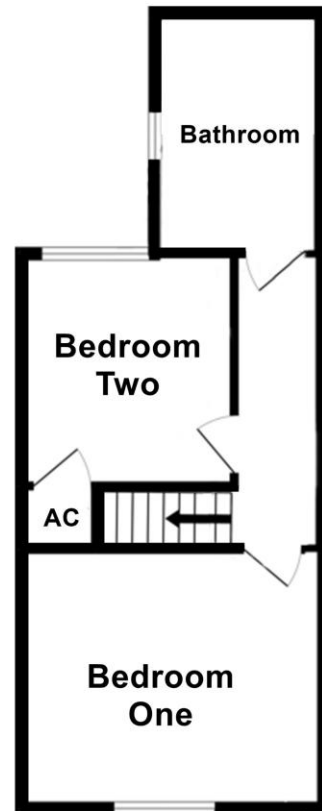




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Ground Floor



First Floor

78 Square Metres /
840 Square Feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		