

Roberts

Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£300,000



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

- * Chain Free Semi-Detached House ***
- * 116 Square Metres /1248.61 Square Feet ***
- * Three Double Bedrooms * Two Reception Rooms ***
- * Good-Sized Kitchen * GF Shower Room ***
- * Bathroom & Sep' Cloakroom * Enclosed Garden ***
- * Off Road Parking * Requires Some Updating ***
- * Council Tax Band C * EPC C-Rated ***

158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

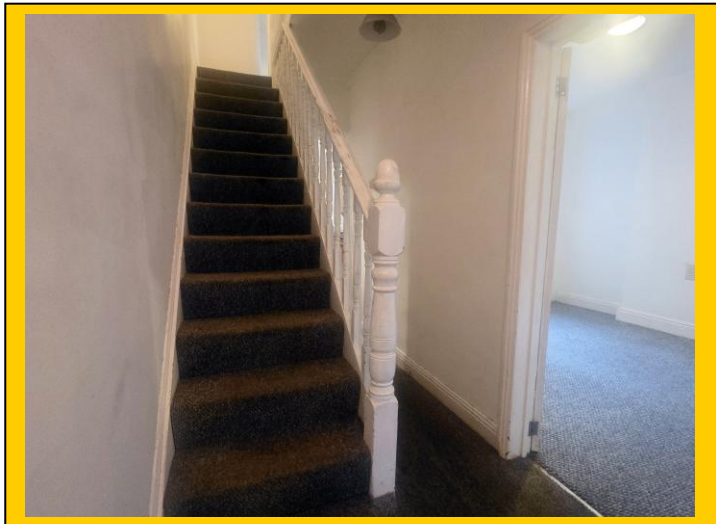
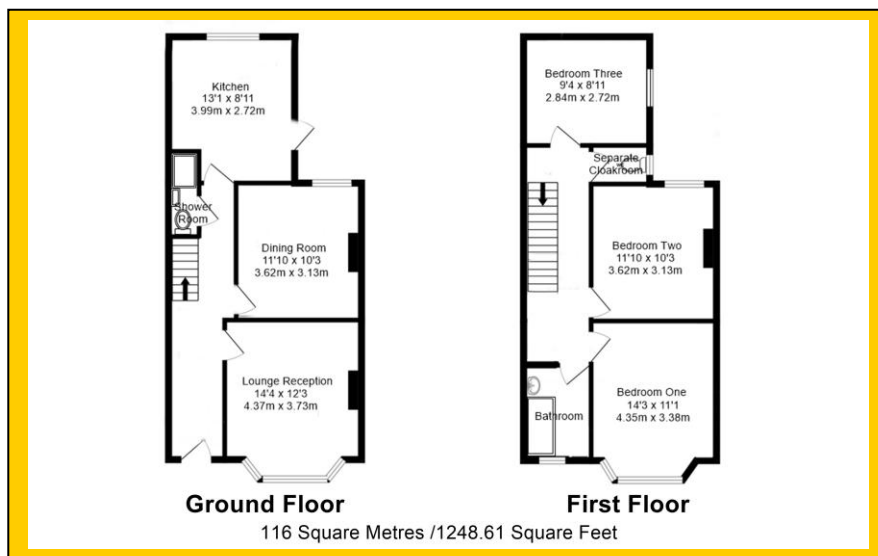
Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

Stewart Road, Charminster, Bournemouth, Dorset, BH8 8NU:

Front of property laid to hard standing providing off road parking for two vehicles via dropped pavement. Side access pathway leading via gate to rear garden.

UPVC double glazed front door leads into:

<u>Entrance</u>	Plain ceiling with two ceiling light points. Wall mounted electric meter and consumer unit. Single panelled radiator and central heating thermostat.
<u>Hallway:</u>	
<u>Ground Floor</u>	Plain sloping ceiling with light point & extractor. Wall mounted wash hand basin and low-level WC. Wet room floored drainage area being fully tiled.
<u>Shower Room:</u>	
<u>Lounge</u>	<u>14' 4 x 12' 3 / 4.37m x 3.73m (approx').</u>
<u>Reception:</u>	Naturally coved and papered ceiling with railed ceiling light point and two further wall light points. UPVC double-glazed feature bay window to front aspect. Double panelled radiator. TV/media point.
<u>Dining Room:</u>	<u>11' 10 x 10' 3 / 3.62m x 3.13m (approx').</u> Papered ceiling with ceiling light point. UPVC double-glazed window to rear aspect and double panelled radiator.
<u>Kitchen:</u>	<u>13' 1 x 8' 11 / 3.99m x 2.72m (approx').</u> Coved and papered ceiling with railed down light point. UPVC double-glazed window to rear aspect. UPVC double-glazed door to 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, cooker hood and stainless-steel splashback. Space for fridge/freezer and space and plumbing for washing machine. Wall mounted gas central heating combination boiler. Tiled splash-back and tiled flooring. Double panelled radiator.
<i>Staircase from hall to first floor landing</i>	
<u>Landing:</u>	Plain coved ceiling with ceiling light point. Hatch gives access to loft.
<u>Bedroom One:</u>	<u>14' 3 x 11' 1 / 4.35m x 3.38m (approx').</u> Plain ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Double panelled radiator.
<u>Bedroom Two:</u>	<u>11' 10 x 10' 3 / 3.62m x 3.13m (approx').</u> Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect and single panelled radiator.
<u>Bedroom Three:</u>	<u>9' 4 x 8' 11 / 2.84m x 2.72m (approx').</u> Plain ceiling with ceiling light point. UPVC double-glazed window to side aspect and single panelled radiator.
<u>Bathroom:</u>	Plain ceiling with ceiling light point. Frosted UPVC double-glazed window to front aspect. Double ended bath with central shower mixer tap. Pedestal wash hand basin with mixer tap. Tiled walls and ladder style heated towel rail.
<u>Separate Cloakroom:</u>	Plain ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Low-level WC.
<u>Rear Garden:</u>	Laid to patio with fenced boundaries and garden shed.





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