



Roberts

Sales, Lettings & Block Management

DETACHED HOUSE

£450,000



Shaftesbury Road, Charminster, Bournemouth, BH8 8SU

- * Detached Family House * 132 Square Metres ***
- * Four Bedrooms * Three Reception Rooms ***
- * 4.4m x 4m Triple Aspect Kitchen / Diner ***
- * HMO Registered but can be Available Vacant ***
- * Bathroom, Sep' Cloakroom & GF Cloakroom ***
- * Driveway Parking * South Facing Rear Garden ***
- * 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.

Shaftesbury Road, Charminster, Bournemouth, BH8 8SU:

Glazed front door leads into storm porch with further glazed door leading into:

<u>Entrance Hallway:</u>	Naturally coved and textured ceiling with two ceiling light points and picture rail. Double panelled radiator and central heating thermostat. Door providing access to:
<u>Ground Floor Cloakroom:</u>	Sloping ceiling with light point and frosted window to side aspect. Corner mounted wash hand basin, single panelled radiator and low-level WC. Fitted extractor fan.
<u>Reception Room One:</u>	<u>14' 1 x 12' 1 / 4.29m x 3.68m (approx')</u> . Naturally coved and textured ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Three double panelled radiators. Wash hand basin.
<u>Reception Room Two:</u>	<u>14' 1 x 10' 6 / 4.29m max' x 3.2m (approx')</u> . Having naturally coved and textured ceiling with ceiling light point. UPVC double-glazed feature bay window to rear aspect with casement doors leading to garden. Two double panelled radiators to bay. Fitted wash hand basin.
<u>Reception Room Three (Snug):</u>	<u>11' 2 x 11' 2 / 3.4m x 3.4m (approx')</u> . Textured ceiling with ceiling light point and fitted smoke detector. UPVC double-glazed window to side aspect. Double panelled radiators. Cupboard housing gas central heating boiler.
<u>Kitchen / Diner:</u>	<u>14' 7 x 13' 3 / 4.44m x 4.04m (approx')</u> . Suspended ceiling, two ceiling light points and mains wired heat detector. UPVC double-glazed windows to front, side and rear aspects. UPVC double-glazed door to rear garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap over. Integrated electric oven with electric hobs and cooker hood over. Space and plumbing for washing machine, space for fridge freezer and two further under counter spaces for further fridge and freezer. Double panelled radiator, splash back tiling and tiled flooring.
<i>Staircase from hallway to first floor landing</i>	
<u>Landing:</u>	At landing level, UPVC double-glazed window to side aspect. Textured ceiling with two ceiling light point. Single panelled radiator.
<u>Bedroom One:</u>	<u>13' 11 x 11' 5 / 4.24m x 3.48m (approx')</u> . Textured ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Three double panelled radiators. Pedestal wash hand basin.
<u>Bedroom Two:</u>	<u>12' 3 x 10' 6 / 3.73m x 3.2m (approx')</u> . Coved and textured ceiling with ceiling light point. UPVC double-glazed bay window to rear aspect. Three single panelled radiators. Pedestal wash hand basin.
<u>Bedroom Three:</u>	<u>11' 3 x 10' 6 / 3.43m x 3.2m (approx')</u> . Textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. Double panelled radiator. Pedestal wash hand basin.
<u>Bedroom Four:</u>	<u>8' 11 x 8' / 2.72m x 2.44m (approx')</u> . Textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator. Fitted cupboard.
<u>Bathroom:</u>	Textured ceiling, ceiling light point & frosted UPVC double-glazed window to rear aspect. Fitted extractor. Panelled bath with handrails and electric shower. Pedestal wash hand basin, single panelled radiator & tiled walls.

**Separate
Cloakroom:**

Having textured ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Low level WC and single panelled radiator.

Outside:

Front of property being laid to hard standing with dropped kerb providing off road parking for one / two vehicles.
Rear garden to a southerly aspect. Laid partly to lawn as well as block paving. An array of established trees, bushes and shrubs.

Reception One



Reception Two

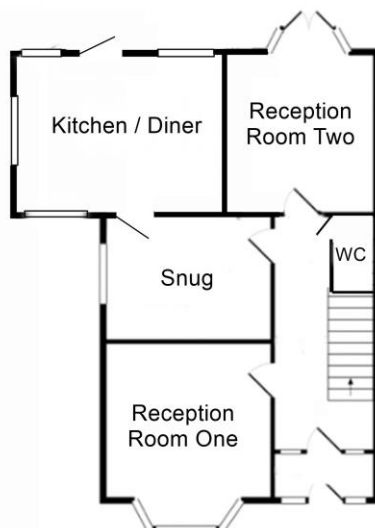


Snug

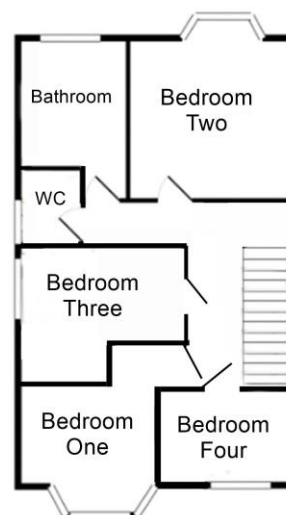


132 Square Metres
1421 Square Feet

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Ground Floor



First Floor



Bedroom Two



Bedroom Three



Bathroom & Sep' WC



Bedroom Four

