

# Roberts

Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£350,000



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

**\* Semi-Detached \* 115 Sq'M / 1236 Sq'Ft \***  
\* Three Bedrooms \* Three Reception Areas \*  
\* Dual Aspect Open Plan Kitchen / Breakfast Room \*  
\* Bathroom with Bath & Shower \* Sep' Cloakroom \*  
\* Lawned Rear Garden to a Southerly Aspect \*  
\* Frontage Driveway for Multiple Vehicles \*  
**\* Council Tax Band C \* EPC D-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 8PB:**

Front of property laid to tarmac providing parking for three vehicles via dropped pavement. Well stocked frontage border. Side access pathway leading via gate to rear garden. Glazed front door leads into entrance porch which in turn leads via frosted glazed door into:

**Entrance Hallway:** Coved and textured ceiling with ceiling light point and dado rail. Double panelled radiator with recessed under stairs storage. Cloaks storage cupboard and cupboard housing electric meter and fuse board.

**Lounge:** **13' 4 x 11' 5 / 4.05m x 3.49m (approx').** Coved and textured ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect with single-glazed reveals. Single panelled radiator. TV/media point.

**Dining Room:** **11' 5 x 10' 6 / 3.49m x 3.20m (approx').** Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

**Kitchen / Breakfast Room:** **18' 11 x 10' 7 / 5.76m x 3.22m (approx').** Coved and textured ceiling with two railed down light points. UPVC double-glazed window to rear aspect and double casement doors at side aspect leading to rear garden. Breakfast room area having fitted storage, central heating thermostat and stripped wooden flooring.  
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. Space for fridge/freezer and space and plumbing for washing machine and tumble drier. Space and connection for slimline dishwasher. Cupboard housing gas central heating combination boiler. Splash-back tiling and wood laminate flooring in kitchen area.

***Staircase from hallway to first floor landing***

**Landing:** Coved and textured ceiling with ceiling light point and dado rail.

**Bedroom One:** **13' 4 x 10' 6 / 4.05m x 3.20m (approx').** Coved and textured ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect with single-glazed reveals. Single panelled radiator. A range of fitted part mirror-fronted wardrobes.

**Bedroom Two:** **11' 5 x 10' 6 / 3.49m x 3.20m (approx').** Coved & textured ceiling. Ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.

**Bedroom Three:** **10' 7 x 9' 1 / 3.22m x 2.77m (approx').** Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator. Fitted wardrobes with pre-lagged hot water cylinder tank.

**Bathroom:** Coved and textured ceiling with ceiling light point. Frosted UPVC double-glazed window to front aspect. Panelled corner bath with shower mixer tap. Pedestal wash hand basin and low-level WC. Recessed shower with electric shower over. Fully tiled walls, tiled flooring and ladder style heated towel rail.

**Separate Cloakroom:** Textured ceiling with light point and hatch to loft. High level window to side aspect. Low-level WC with cistern sink unit and mixer tap. Tiled flooring.

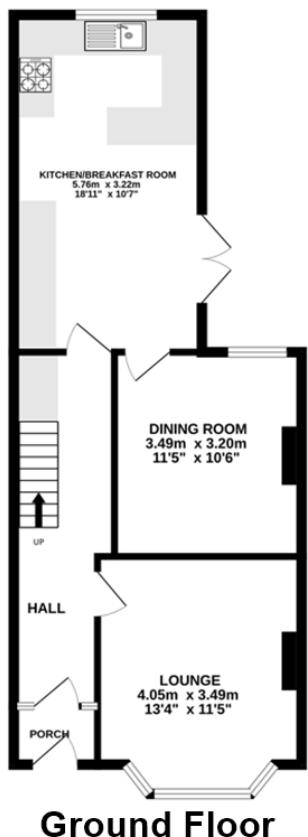
**Rear Garden:** A south facing garden laid partly to patio to both recess and main garden area. A walled area of hard standing (formally a garage structure) with the remainder of garden being laid to lawn. Fenced and walled boundaries.





115 Sq' Metres /  
1236 Sq' Feet

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**First Floor**