



Charminster Road, Bournemouth, Dorset

6 2 2

Asking Price £400,000



Corbin & Co are pleased to offer for sale this sizable semi-detached house located in the heart of Charminster, Bournemouth. This substantial property is currently configured as two spacious, self contained three-bedroom flats, offering versatile living arrangements for extended families, investors, or those looking to generate rental income.

Exterior Features:

Driveway and Parking: The property boasts a generous driveway to the side, providing ample off-road parking for multiple vehicles. This leads to the rear of the property, ensuring convenient access for both flats. **Garden and Garage:** The rear garden is hard landscaped for ease of maintenance. A garage, also split for individual use, offers additional storage for each property.

Flat 1 (Ground Floor):

Entrance: Accessed via a private entrance, this flat welcomes you with a spacious hallway leading to all principal rooms.

Living Room: The living room is bright and airy, featuring large windows that flood the space with natural light. Perfect for relaxing or entertaining.

Kitchen: The kitchen offers ample cabinetry, and counter space, making it ideal for culinary enthusiasts.

Bedrooms: Three well-proportioned bedrooms provide comfortable accommodation, each with space for furnishings and storage.

Bathroom: The flat includes a contemporary family bathroom, complete with a bathtub, shower, basin, and WC.

Flat 2 (First Floor):

Entrance: A separate entrance leads to a stairway ascending to the first floor, ensuring privacy and independence from the ground floor flat. **Living Room:** The living room in this flat is equally spacious and filled with natural light, offering a warm and inviting atmosphere. **Kitchen:** The fully fitted kitchen comes with ample workspace, catering to all your culinary needs.

Bedrooms: Three generous bedrooms provide ample space for rest and relaxation, with plenty of room for storage solutions.

Bathroom: A well-appointed bathroom includes all necessary amenities, ensuring comfort and convenience for the occupants.

Additional Information:

Services: Each flat benefits from its own independent services, including separate gas, electricity, and water meters. This setup ensures straightforward management of utilities for both occupants. **Council Tax:** Both flats have their own individual council tax bands, streamlining the financial responsibilities for each dwelling. **Title:** While each flat operates independently, the title for the property has not been split, offering potential for future reconfiguration or investment opportunities.

Location:

Situated on Charminster Road, this property enjoys a prime location with easy access to local amenities, schools, and public transport links. Charminster is renowned for its vibrant community, with a variety of shops, restaurants, and parks within walking distance. Bournemouth's town centre and beautiful beaches are also just a short drive away, providing endless leisure and entertainment options.

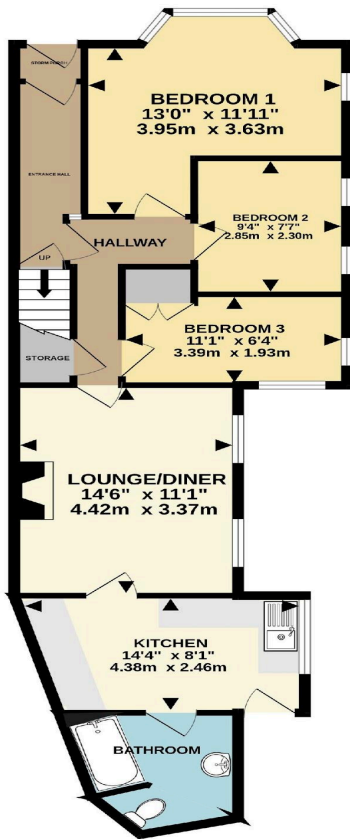
Summary:

Charminster Road is a unique and versatile property, perfect for a variety of buyers. Whether you're an investor seeking a lucrative rental opportunity, a family needing separate living spaces, or looking to reside in one flat while renting the other, this property offers endless potential. Don't miss the chance to make this substantial semi-detached house your new home or investment. For more information or to arrange a viewing, please contact our office on 01202 519761.

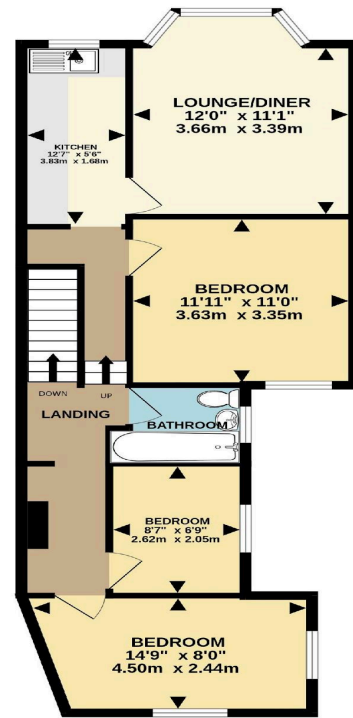




GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

🕒 OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

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