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Sales, Lettings & Block Management

MID-TERRACE HOUSE

£275,000



Sandford Close, Muscliff, Bournemouth, Dorset, BH9 3PQ

- * **Mid Terrace House** * **72 Sq'M / 775 Sq'Ft** *
- * Two Double Bedrooms * Modern Shower Room *
- * 18ft7"x 12ft4" Lounge/Diner * 12ft4"x 8ft2" Kitchen *
- * Utility Conservatory * Lawned Rear Garden *
- * Garage in Block * No Forward Chain *
- * **EPC D-Rated** * **Council Tax Band C** *

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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 and bay windows where appropriate.

Sandford Close, Muscliff, Bournemouth, Dorset, BH9 3PQ:

Lawned front garden with pathway leading to UPVC double-glazed front door. This in turn leads into entrance porch. Having textured ceiling with ceiling light point. Cupboard housing electrics consumer unit. Glazed door leads through to:

Lounge / Diner: **18' 7 x 12' 4 (5.66m x 3.76m) approx'.**

Plain coved ceiling with two ceiling light point, two further wall light points and dado rail. UPVC double-glazed window to front aspect. Two double panelled radiators. Karndean flooring and TV / media point.

Kitchen: **12' 4 x 8' 2 (3.76m x 2.49m) approx'.**

Coved and textured ceiling with railed light point. Single-glazed window and door leading to conservatory. 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 electric hobs. Space and plumbing for dishwasher, space for fridge freezer, splash back tiling and tiled flooring. Double panelled radiator.

Conservatory Utility: **10' 10 x 9' 3 (3.30m x 2.82m) approx'.** UPVC double-glazed windows to side and rear aspects and double doors leading to garden. Polycarbonate roof, tiled flooring and space and plumbing for washing machine.

Staircase from lounge/diner to first floor landing

Landing: Coved and textured ceiling with ceiling light point. Hatch provides access to loft.

Bedroom One: **12' 4 x 10' 4 (3.76m x 3.15m) approx'.**

Coved and textured ceiling, ceiling light point and UPVC double-glazed window to front aspect. Single panelled radiator. Fitted mirror fronted wardrobe.

Bedroom Two: **12' 4 x 8' 3 (3.76m x 2.51m) approx'.** Coved and textured ceiling with ceiling light point and UPVC double-glazed window to rear aspect. Single panelled radiator. Fitted storage cupboard housing gas central heating combination boiler.

Shower Room: **8' 5 x 4' 7 (2.57m x 1.40m) approx'.**

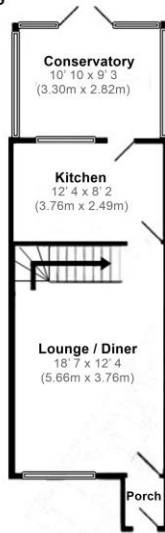
Coved and textured ceiling with recessed down lighting and fitted extractor. Corner mounted shower cubicle with fitted thermostatic shower valve. Concealed cistern WC, vanity unit with inset wash hand basin. Fully tiled walls and tiled flooring. Ladder style heated towel rail.

Rear Garden: Laid partially to patio with the remainder laid to lawn. Fully fenced boundaries. Pathway from patio to rear access gate.

Garage: Garage in block with up-and-over door.



72 Square Metres
775 Square Feet



Ground Floor



First Floor

