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Sales, Lettings & Block Management

DETACHED FAMILY HOUSE

£350,000









Green Road, Bournemouth, Dorset, BH9 1EG

*** 139 Square Metres / 1496 Square Feet ***

* Four Bedrooms & Three Reception Rooms *

* Breakfast Room with Arch Through to Kitchen *

* First Floor Bathroom & Further Shower Room *

* Rear Garden with Access to External Store / Cellar *

*** EPC D-Rated * Council Tax Band D ***

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 & bay windows where appropriate.

Green Road, Bournemouth, Dorset, BH9 1EG:

Front garden laid to shingle providing potential parking subject to permission for a dropped pavement. Side access pathway leads to rear garden. Sheltered storm porch leads via glazed front door into:

Entrance Hallway: Coved and textured ceiling with ceiling light point and mains wired smoke detector. Single panelled radiator and recessed under stairs storage area with telephone point. Cupboard housing electric meter and consumer unit.

Lounge Reception Room: **14' 3 x 12' 1 / 4.34m x 3.68m (approx').** Plain ceiling with ceiling light point and smoke detector. UPVC double-glazed feature bay window to front aspect. Double panelled radiator.

Dining Room: **12' 2 x 10' 9 / 3.71m x 3.28m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to side aspect and single panelled radiator.

Breakfast Room: **15' 6 x 11' 6 / 4.72m x 3.51m (approx').** Textured ceiling, ceiling light point and mains wired smoke detector. Two UPVC double-glazed windows to rear aspect and further side aspect window. Two double panelled radiators. Cupboard housing gas central heating boiler. Archway to:

Kitchen: **12' 2 x 6' 6 / 3.71m x 1.98m (approx').** Plain ceiling, ceiling light point and mains wired heat detector. UPVC double-glazed window to side aspect. Double-glazed door to rear garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit. Integrated electric oven with four-burner gas hob and cooker hood over. Space and plumbing for washing machine, space for under counter fridge and further fridge/ freezer. Splash back tiling.

Staircase from hallway to first floor landing

Landing: Textured ceiling, two ceiling light points & mains wired smoke detector. Frosted window to side aspect. Hatch provides access to loft via ladder.

Bedroom One: **13' 7 x 12' / 4.14m x 3.66m (approx').** Textured ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Single panelled radiator, cast iron fire surround. Fitted wardrobes.

Bedroom Two: **12' 2 x 10' 11 / 3.71m x 3.33m (approx').** Textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. Single panelled radiator, cast iron fire surround and fitted wardrobe.

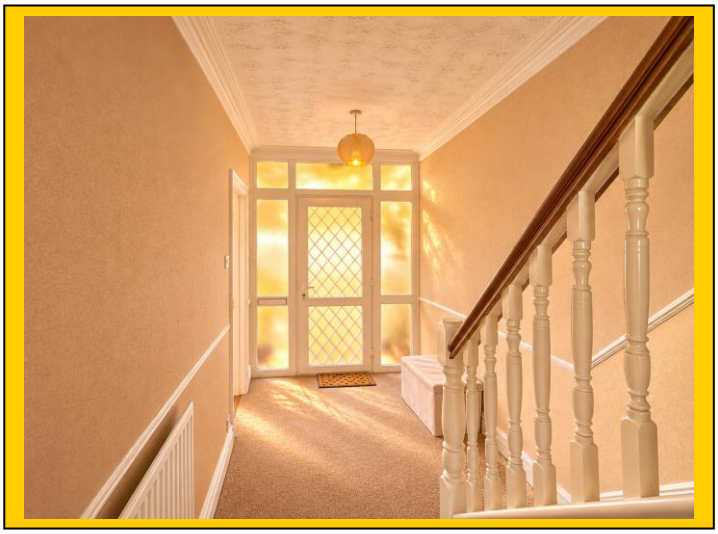
Bedroom Three: **11' 10 x 11' 6 / 3.61m x 3.51m (approx').** Plain coved ceiling with ceiling light point. Two UPVC double-glazed windows to rear aspect. Double panelled radiator.

Bedroom Four: **8' 1 x 5' 11 / 2.46m x 1.8m (approx').** Textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator.

Bathroom: **7' 7 x 6' 7 / 2.3m x 2.01m (approx').** Textured ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Panelled bath with shower mixer tap. Pedestal wash hand basin, WC, tiled walls and single panelled radiator.

Shower Room: Coved and textured ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Double shower cubicle with electric shower. Pedestal wash hand basin, close coupled WC, tiled walls and ladder style heated towel rail

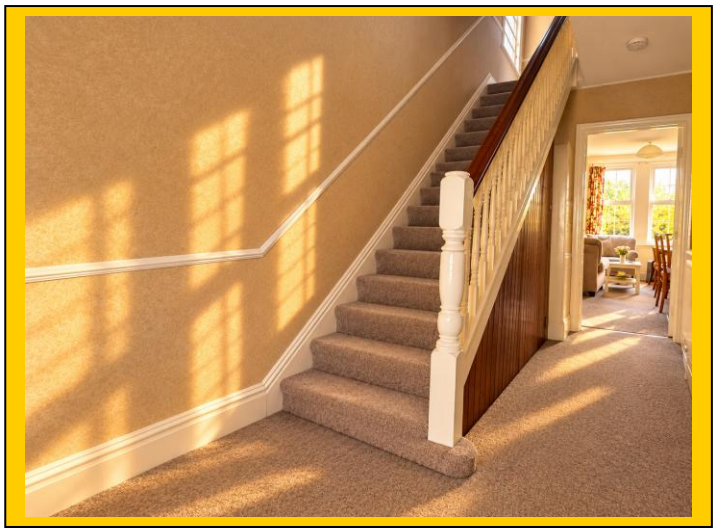
Rear Garden: **Rear garden** laid partly to AstroTurf, hard standing with access to external WC, store and restricted head height cellar store with power

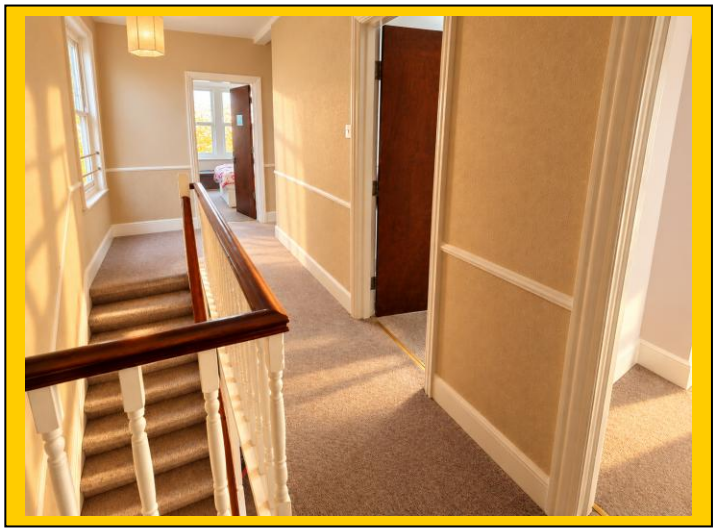










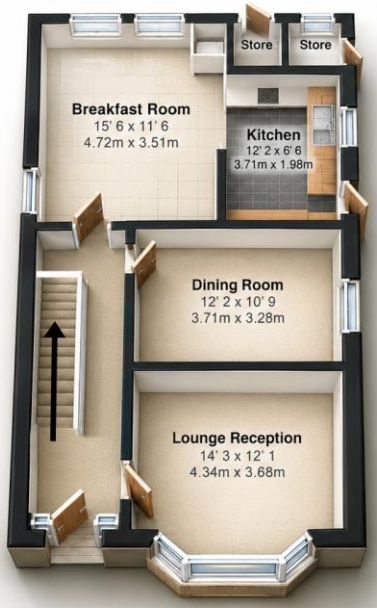




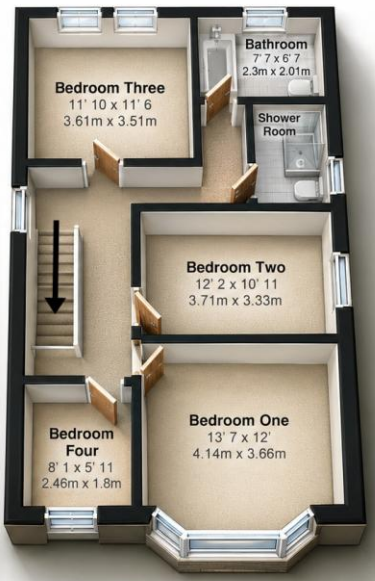


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Ground Floor



First Floor







