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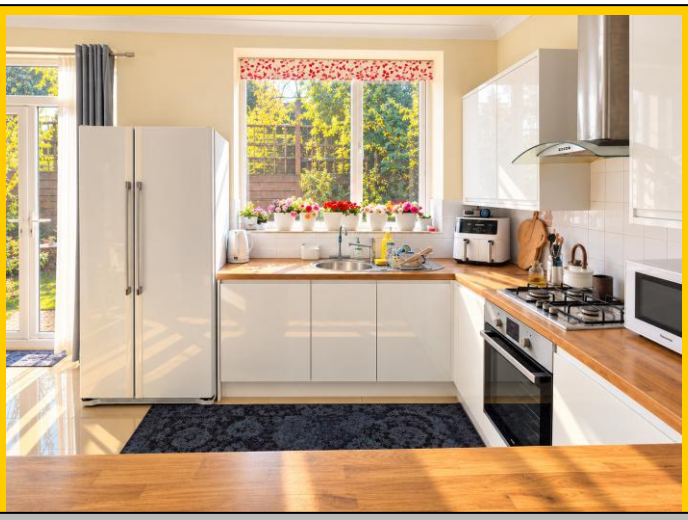
Sales, Lettings & Block Management

DETACHED HOUSE

£340,000



Firbank Road, Bournemouth, Dorset, BH9 1EL

*** 91 Square Metres / 980 Square Feet ***

* Three Bedrooms * Lounge Reception Room *

* Superb Open Plan Kitchen / Diner / Family Rm *

* Frontage Driveway Parking for Two Vehicles *

* Southerly Tiered Garden * No Forward Chain *

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

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.

Firbank Road, Bournemouth, Dorset, BH9 1EL:

Dropped pavement provides access to block paved frontage giving off road parking for two vehicles. Sloping block paved pathway with handrail leads to side gate and UPVC double-glazed front door.

Entrance Hallway: Plain coved ceiling with recessed down lighting and dado rail. Central heating thermostat, double panelled radiator and cupboard housing electric meter.

GF Cloakroom: Plain ceiling, ceiling light point and extractor. Frosted window to side aspect. Vanity unit with inset wash hand basin. Low-level WC. Fully tiled walls with tiled flooring.

Lounge Reception Room: **13' 7 x 11' 1 / 4.1m x 3.4m (approx').** Plain coved ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Double panelled radiator, wood laminate flooring & TV/media point.

Open Plan Kitchen / Diner & Family Room: **22' 2 x 17' 7 / 6.8m x 5.4m (approx').** Plain coved ceiling with low level down lighting and mains wired heat detector. UPVC double-glazed double casement doors leading to rear garden and UPVC double-glazed window to rear aspect. Two single panelled radiators. Kitchen area having 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 and plumbing for washing machine, integrated dishwasher. Space for American larder style fridge freezer. Cupboard housing gas central heating combination boiler. Splash back tiling and tiled flooring.

Staircase from hallway to first floor landing

Landing: Plain coved ceiling, ceiling light point and mains wired smoke detector. Frosted UPVC double-glazed window to side aspect.

Bedroom One: **13' 7 x 11' 1 / 4.1m x 3.4m (approx').** Plain coved ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Double panelled radiator.

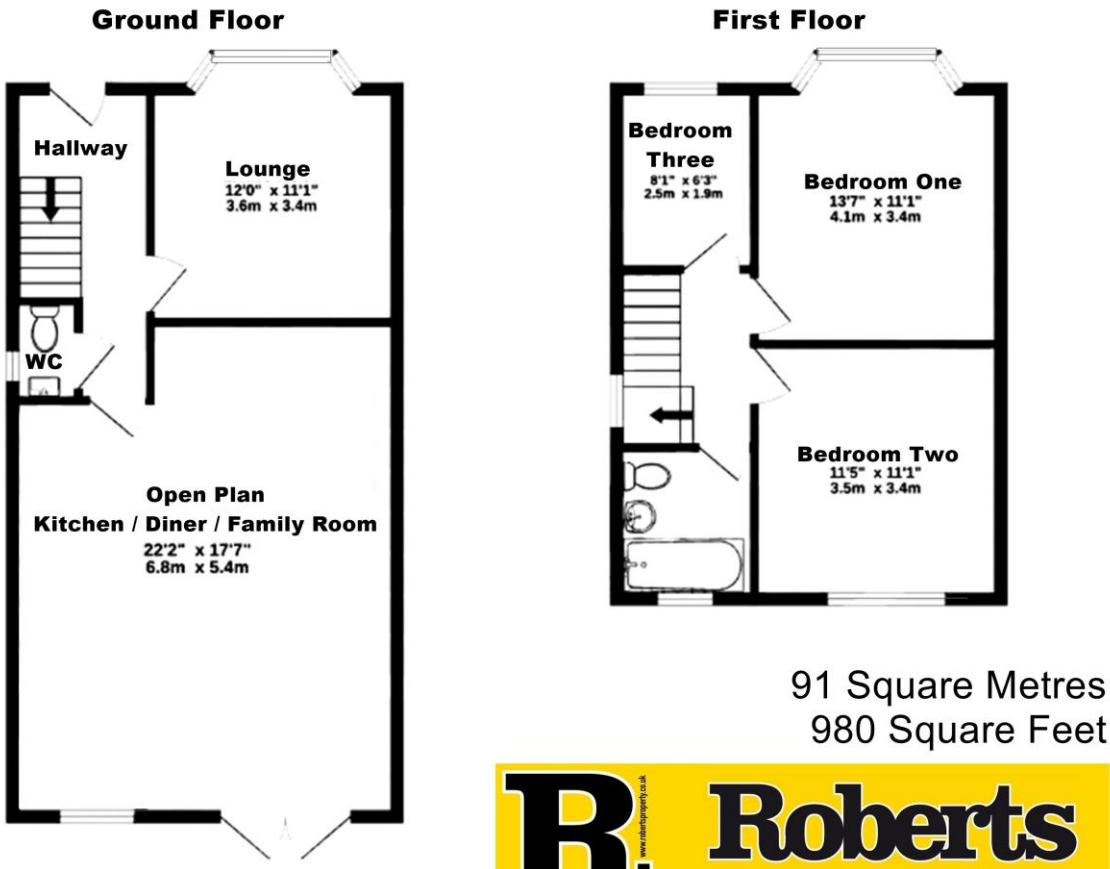
Bedroom Two: **11' 5 x 11' 1 / 3.5m x 3.4m (approx').** Plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.

Bedroom Three: **8' 1 x 6' 3 / 2.5m x 1.9m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator.

Bathroom: Coved and textured ceiling with recessed down lighting. Frosted UPVC double-glazed window to rear aspect. Panelled bath, glass shower screen, thermostatic shower valve and overhead rose. Vanity unit with inset wash hand basin. Low-level WC and ladder style heated towel rail. Fully tiled walls and tiled flooring.

Rear Garden: Terraced laid to lawn and easy grass with wooden stairs leading to an elevated sun deck. Both areas to a southerly aspect and give a good degree of privacy.

POLICE



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980 Square Feet

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