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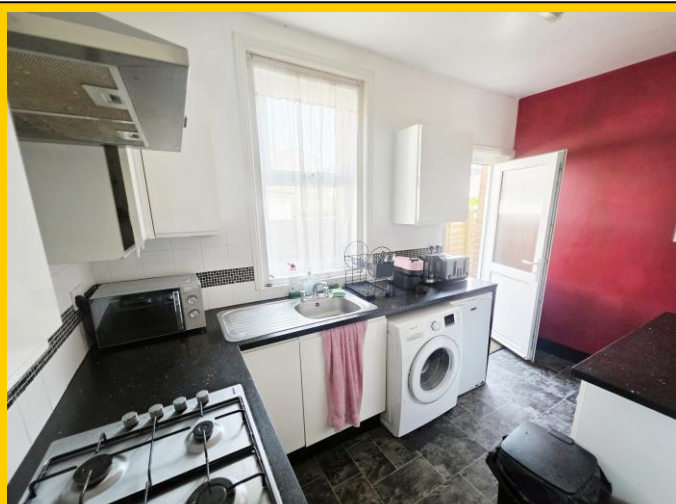
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Roberts

Sales, Lettings & Block Management

DETACHED FAMILY HOUSE

£375,000



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** *

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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 & 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:

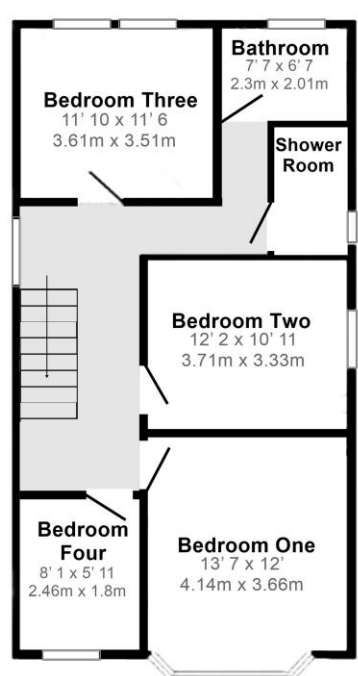
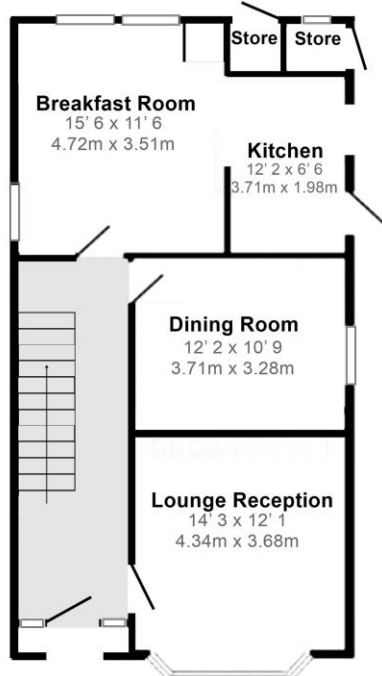
- Entrance** Coved and textured ceiling with ceiling light point and mains wired smoke detector.
- Hallway:** Single panelled radiator and recessed under stairs storage area with telephone point. Cupboard housing electric meter and consumer unit.
- Lounge** **14' 3 x 12' 1 / 4.34m x 3.68m (approx')**
- Reception Room:** 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 with ceiling light point and mains wired heat detector. UPVC double-glazed window to side aspect with double-glazed door leading 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')**
Coved and textured ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Panelled bath with shower mixer tap. Pedestal wash hand basin, close coupled 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 and light.



139 Square Metres / 1496 Square Feet



Ground Floor

First Floor

