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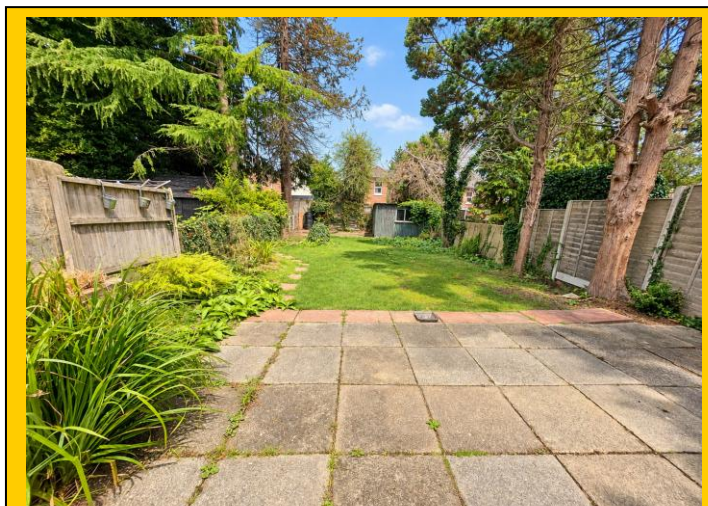
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# Roberts

Sales, Lettings & Block Management

**DETACHED HOUSE**

**£325,000**



**Osborne Road, Bournemouth, Dorset, BH9 2JL**

- \* Four Bedroom Character Detached \***  
**\* 118 Sq' M (1270 Sq' Ft) \* Vacant & Chain Free \***  
**\* Reception One with Bay \* Large Kitchen / Diner \***  
**\* Open Plan Hallway & Dining Room \* Garden Rm \***  
**\* Gr' Floor Shower Room \* First Floor Bathroom \***  
**\* Frontage Parking \* Impressive Sized Garden \***  
**\* Council Tax Band C \* EPC D-Rated \***

**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.

## **Osborne Road, Bournemouth, Dorset, BH9 2JL:**

Walled front gravelled garden with dropped pavement providing driveway parking for one vehicle. Side access gate and pathway leads to rear garden. Character porch with tiled flooring and fitted storage leads via glazed inner door to:

|                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Entrance Hallway:</u></b>                                       | Plain coved ceiling with ceiling light point and mains wired smoke detector. Double panelled radiator and central heating thermostat. Stripped wooden flooring.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b><u>Reception Room One:</u></b>                                     | <b><u>14' 1 x 11' 2 / 4.29m x 3.40m (approx')</u></b> . Naturally coved and textured ceiling with wall light point. UPVC double-glazed feature bay window to front aspect. Double panelled radiator, fitted storage and stripped wooden flooring. Door gives access to:                                                                                                                                                                                                                                                                                                                                      |
| <b><u>Ground Floor Shower Room:</u></b>                               | Plain ceiling, recessed down lighting and fitted Velux. UPVC double-glazed frosted window to front aspect. Shower cubicle with electric shower and fully tiled to this area. Wall mounted wash hand basin, low-level WC and single panelled radiator.                                                                                                                                                                                                                                                                                                                                                        |
| <b><u>Open Plan Hallway &amp; Dining Room:</u></b>                    | <b><u>17' 2 x 12' 1 / 5.23m x 3.68m (approx')</u></b> . Papered ceiling with ceiling light point and four further wall light points. Double panelled radiator and fire surround. TV/media point and stripped wooden flooring. UPVC double-glazed casement doors leading to:                                                                                                                                                                                                                                                                                                                                  |
| <b><u>Lean to Garden Room:</u></b>                                    | <b><u>11' 9 x 7' 1 / 3.58m x 2.16m (approx')</u></b> . With polycarbonate roof and single-glazed windows to side and rear aspects. Further UPVC double-glazed to kitchen and door to garden. Fitted storage cupboards.                                                                                                                                                                                                                                                                                                                                                                                       |
| <b><u>Kitchen / Diner:</u></b>                                        | <b><u>14' 7 x 9' 8 / 4.45m x 2.95m (approx')</u></b> . Wood panelled ceiling two ceiling light points and mains wired heat detector. UPVC double-glazed windows to side and rear aspects with casement door to lean to.<br>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. Space and plumbing for washing machine and dishwasher. Space for fridge / freezer. Wall mounted gas central heating combination boiler. Splash back tiling and tiled flooring. Double panelled radiator. |
| <b><i>Staircase from open plan hallway to first floor landing</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b><u>Landing:</u></b>                                                | Coved and textured ceiling, ceiling light point and frosted UPVC double-glazed window to side aspect. Double-sized fitted storage cupboard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b><u>Bedroom One:</u></b>                                            | <b><u>14' 1 x 11' 2 / 4.29m x 3.40m (approx')</u></b> . Coved and textured ceiling, ceiling light point and UPVC double-glazed bay window to front aspect. Single panelled radiator and stripped wooden flooring.                                                                                                                                                                                                                                                                                                                                                                                            |
| <b><u>Bedroom Two:</u></b>                                            | <b><u>12' 1 x 11' 2 / 3.68m x 3.40m (approx')</u></b> . Coved and textured ceiling with ceiling light point and UPVC double-glazed window to rear aspect. Double panelled radiator.                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b><u>Bedroom Three:</u></b>                                          | <b><u>11' 9 x 10' 7 / 3.58m x 3.23m (approx')</u></b> . Plain coved ceiling with ceiling light point and UPVC double-glazed window to rear aspect. Single panelled radiator.                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b><u>Bedroom Four:</u></b>                                           | <b><u>7' 8 x 7' 4 / 2.34m x 2.23m (approx')</u></b> . Textured ceiling with ceiling light point and UPVC double-glazed window to front aspect. Single panelled radiator.                                                                                                                                                                                                                                                                                                                                                                                                                                     |

**Bathroom:**

**6' 2 x 6' 1 / 1.88m x 1.85m (approx').**

Plain coved ceiling with recessed low level down lighting and hatch to loft. Frosted UPVC double-glazed window to side aspect. Panelled bath with electric shower over. Pedestal wash hand basin, low-level WC and single panelled radiator.

**Rear Garden:**

**Rear garden** to a westerly aspect and laid partly to hard standing with the remainder laid to lawn. A good array of mature and established trees, bushes and shrubs. Outside cloakroom.

