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SEMI-DETACHED HOUSE

£275,000



Luckham Road, Bournemouth, Dorset, BH9 3ET

- * Requires Updating / Modernisation ***
- * Three Bedrooms * Three Reception Areas ***
- * Includes an Open Plan Kitchen / Dining Room ***
- * Utility Room * GF Cloakr'm * GCH * UPVC DG ***
- * Frontage Parking * Garden with Outbuildings ***
- * EPC D-Rated * Council Tax Band B ***

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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.

Luckham Road, Bournemouth, Dorset, BH9 3ET:

UPVC double-glazed front door leads into:

Entrance Hallway: Coved and textured ceiling with ceiling light point and smoke detector. Central heating thermostat and double panelled radiator. Access to under stairs storage housing electric meter and fuseboard.

Reception Room One: **14' 2 x 11' 9 / 4.32m x 3.58 (approx')**
Plain naturally coved ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator and television point.

Open Plan Kitchen / Dining Room: **20' 3 x 11' 1 / 6.17m x 3.38m (approx')**
Coved and textured ceiling with two ceiling light points. Stripped wood flooring to dining room and tiled flooring to kitchen. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap over. Integrated electric oven with integrated gas hob, space for fridge / freezer and splash back tiling. Archway leads through to:

Utility Room: **8' 6 x 6' 9 plus recess / 2.59m x 2.06m plus recess (approx')**
Coved and textured ceiling with ceiling light point and velux window. A range of wall and base mounted units with work surfaces over. Space and plumbing for washing machine and wall mounted gas central heating boiler. Tiled flooring.

Ground Floor Cloakroom: Plain ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Low level WC and tiled flooring.

Reception Room Three: **11' 7 x 11' 1 / 3.53m x 3.38 (approx')**
Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect and composite door to garden. Wood laminate flooring.

Staircase from hall to first floor landing

Landing: At landing level, UPVC double-glazed window to side aspect. Coved and textured ceiling with ceiling light point. Hatch providing access to loft.

Bedroom One: **10' 8 x 9' 9 / 3.25m x 2.97m (approx')** Coved and papered ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator, fitted wardrobes with additional cupboard.

Bedroom Two: **11' 11 x 9' 7 / 3.63m x 2.92m (approx')** Coved and papered ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

Bedroom Three: **10' 2 x 7' 9 / 3.10m x 2.36m (approx')** Papered ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

Bathroom: **8' x 5' 4 / 2.44m x 1.62m (approx')** Coved and textured ceiling with ceiling light point. Frosted UPVC double-glazed window to front aspect. Panelled bath with handrails with shower mixer tap. Vanity unit with inset wash hand basin and low-level WC. Aqua board panelling and single panelled radiator.

Outside: Front of property laid to hard standing providing off road parking. Front area of garden laid to shingle. Side access gate gives access to:
Rear garden laid partly to patio and the majority to lawn with pathway leading to outbuildings providing garden storage. Enclosed garden with screening hedge to one elevation and fenced boundary to the other.



