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**DETACHED HOUSE**

**£375,000**



**Heron Court Road, Bournemouth, Dorset, BH3 7LQ**

- \* 139 Sq'M Double Fronted Detached House \***
- \* Four Bedrooms \* Three Reception Rooms \*
- \* Modern Kitchen \* Bathroom, Shower Room, 2 WCs \*
- \* Driveway, Garage & Westerly Facing Garden \*
- \* A Well-Maintained Ex-Rental Family-Sized House \*
- \* Ideal Blank Canvas as a Family Residence \*
- \* Council Tax Band D \* 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.

## **Heron Court Road, Bournemouth, Dorset, BH3 7LQ:**

- Front of Property:** Driveway accessed via dropped kerb giving off road parking for three / four vehicles in tandem with access to 'Marley' garage with double doors. Front garden to hard standing with screening hedge giving privacy from the road. Side access UPVC double-glazed entrance door leads through to:
- Entrance Hallway:** Naturally coved and papered ceiling with ceiling light point and mains wired smoke detector. Dado rail, central heating control and double panelled radiator. Cupboard housing electric meter and consumer unit. Under stairs storage.
- GF Cloakroom:** Papered ceiling with ceiling light point. Frosted UPVC double-glazed window. Low level WC, half tiled walls, wall mounted wash hand basin and tiled flooring.
- GF Shower Room:** Plain ceiling with ceiling light point and fitted extractor fan. Corner mounted shower cubicle with electric shower over. Fully tiled walls and heated ladder style towel rail. Tiled flooring.
- Reception Room One:** **14' 4 x 11' 3 / 4.37m x 3.43m (approx')**  
Naturally coved and papered ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Single panelled radiator.
- Reception Room Two:** **12' 1 x 11' 5 / 3.68m x 3.48m (approx')**  
Papered ceiling with ceiling light point. Two UPVC double-glazed windows to front aspect. Single panelled radiator. Two fitted wardrobes
- Reception Room Three:** **12' 6 x 11' 1 / 3.81m x 3.38m (approx')**. Coved and textured ceiling with ceiling light point and mains wired smoke detector. UPVC double-glazed sliding patio doors to rear aspect. Cupboard housing gas central heating combination boiler. Single panelled radiator and TV/media point.
- Kitchen:** **12' x 11' 1 / 3.66 x 3.38m (approx')**. Textured ceiling with ceiling light point and mains wired heat detector. UPVC double-glazed window to rear aspect, high-level UPVC double-glazed window to side aspect and UPVC double-glazed frosted door leading to garden. 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 halogen hob and space for fridge/freezer. Space and plumbing for washing machine, with shelf for tumble drier over. Splash back tiling and tiled flooring.
- Staircase from hall to first floor landing***
- Landing:** UPVC double-glazed frosted window to side aspect and dado rail. Naturally coved and papered ceiling with ceiling light point. Mains wired smoke detector.
- Bedroom One:** **14' 4 x 11' 3 / 4.37m x 3.43m (approx')**  
Naturally coved and papered ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Single panelled radiator.
- Bedroom Two:** **12' 1 x 11' 5 / 3.68m x 3.48m (approx')**  
Papered ceiling with ceiling light point. Two UPVC double-glazed windows to front aspect. Single panelled radiator. Two fitted wardrobes
- Bedroom Three:** **11' 1 x 10' 5 / 3.38m x 3.18m (approx')**. Papered ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.
- Bedroom Four:** **11' 6 x 7' 6 / 3.51m x 2.29m (approx')**. Papered ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator

**Bathroom:**

**7' 5 x 5' 10 / 2.26m x 1.78m (approx').**

Textured ceiling with ceiling light point and fitted extractor fan. UPVC double-glazed frosted window to side aspect. Hatch providing access to loft. Panelled bath with electric shower over and fitted shower screen. Pedestal wash hand basin and chrome heated towel rail. Tiled walls.

**Cloakroom:**

Textured ceiling with ceiling light point. UPVC double-glazed frosted window to side aspect. Low level WC.

**Rear Garden:**

Rear garden laid partially to patio with the remainder laid to lawn. A good array of stocked borders and mature and established screening shrubs.



