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DETACHED HOUSE

£550,000



Fairmile Road, Christchurch, Dorset, BH23 2LR

- * Large South Westerly Garden ***
- * Three Double Bedrooms * Two Receptions ***
- * Kitchen / Breakfast Room * GF Shower Room ***
- * FF Bathroom * Driveway & Tandem Garage ***
- * Requires Updating but Offers Superb Potential ***
- * 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.

Fairmile Road, Christchurch, Dorset, BH23 2LR:

Walled front garden laid to block paving with vehicular access via dropped pavement leads into driveway. Having ample parking for three cars in tandem with frontage turning space with vehicular access to a tandem double garage. Wrought iron fencing and gate leads to garden.

Arched storm porch leads via UPVC double-glazed front door into:

Entrance Hallway: An L-shaped room with coved and textured ceiling. Ceiling light point and picture rail. Recessed under stairs storage with frosted UPVC double-glazed window to side aspect. Fuse board, central heating control and single panelled radiator.

Lounge Reception Room: **13' 8 x 12' 6 / 4.16m x 3.80m (approx')**. Coved and textured ceiling, ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Fire surround with living flame effect gas fire. Double panelled radiator and TV point.

Dining Room: **12' 4 x 10' 6 / 3.77m x 3.20m (approx')**. Coved and textured ceiling, ceiling light point and picture rail. UPVC double-glazed double casement doors to rear garden. Fire surround with living flame effect gas fire. Double panelled radiator.

Kitchen / Breakfast Room: **15' 1 x 8' 6 / 4.61m x 2.58m (approx')**. Coved and textured ceiling with recessed down lighting. UPVC double-glazed windows to side and rear aspects. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated one-and-a-half electric oven with four burner gas hob and cooker hood. Space for fridge freezer, space and plumbing for washing machine. Splashback tiling and fitted breakfast bar. Door leading to:

Rear Hallway: Plain ceiling with ceiling light point and UPVC double-glazed door leading to rear garden. Wall mounted gas central heating boiler. Door leads to:

Ground Floor Shower Room: **7' 1 x 4' 9 / 2.16m x 1.45m (approx')**. Plain ceiling with recessed down lighting. High-level UPVC double-glazed windows to side and front aspects. Double shower with thermostatic shower valve. Low-level WC, wall mounted wash hand basin and ladder style heated towel rail.

Staircase from hallway to first floor landing

Landing: Plain coved ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Hatch provides access to loft via pull down ladder (partially boarded with insulation and light point).

Bedroom One: **13' 8 x 12' 6 / 4.16m x 3.80m (approx')**. Plain coved ceiling with ceiling light point and picture rail. UPVC double-glazed feature bay window to front aspect. Double panelled radiator.

Bedroom Two: **12' 4 x 10' 6 / 3.77m x 3.20m (approx')**. Coved and textured ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Double panelled radiator.

Bedroom Three: **15' 1 x 8' 6 / 4.61m x 2.58m (approx')**. Coved and textured ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Single panelled radiator. Fitted wardrobe.

Family Bathroom: **7' 8 x 6' 5 / 2.34m x 1.96m (approx')**. Coved and textured ceiling with ceiling light point and picture rail. Frosted UPVC double-glazed window to front aspect. Panelled bath with shower mixer tap and concertina shower screen. Low level WC, pedestal wash hand basin and single panelled radiator.

Tandem Double Garage:

25' 2 x 10' 2 / 7.67m x 3.10m (approx'). Having pitch tiled roof, electric roller shutter door, side and rear aspect windows. Door to garden and power & light.

Rear Garden:

A feature of this property is its one-and-a-half sized garden plot being L-shaped with a maximum depth of approximately 100ft. The latter half of the plot being a maximum width of 76ft. Garden to a south westerly aspect and mainly laid to lawn with further areas of patio with pergola. A good array of mature and established trees, bushes and screening shrubs.



