



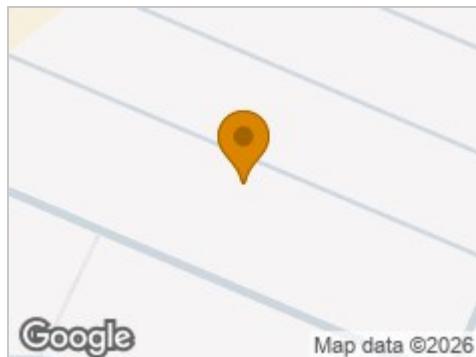
## 187 Stewart Road

Charminster, Bournemouth, BH8 8PB

Price Guide £400,000



## Road Map



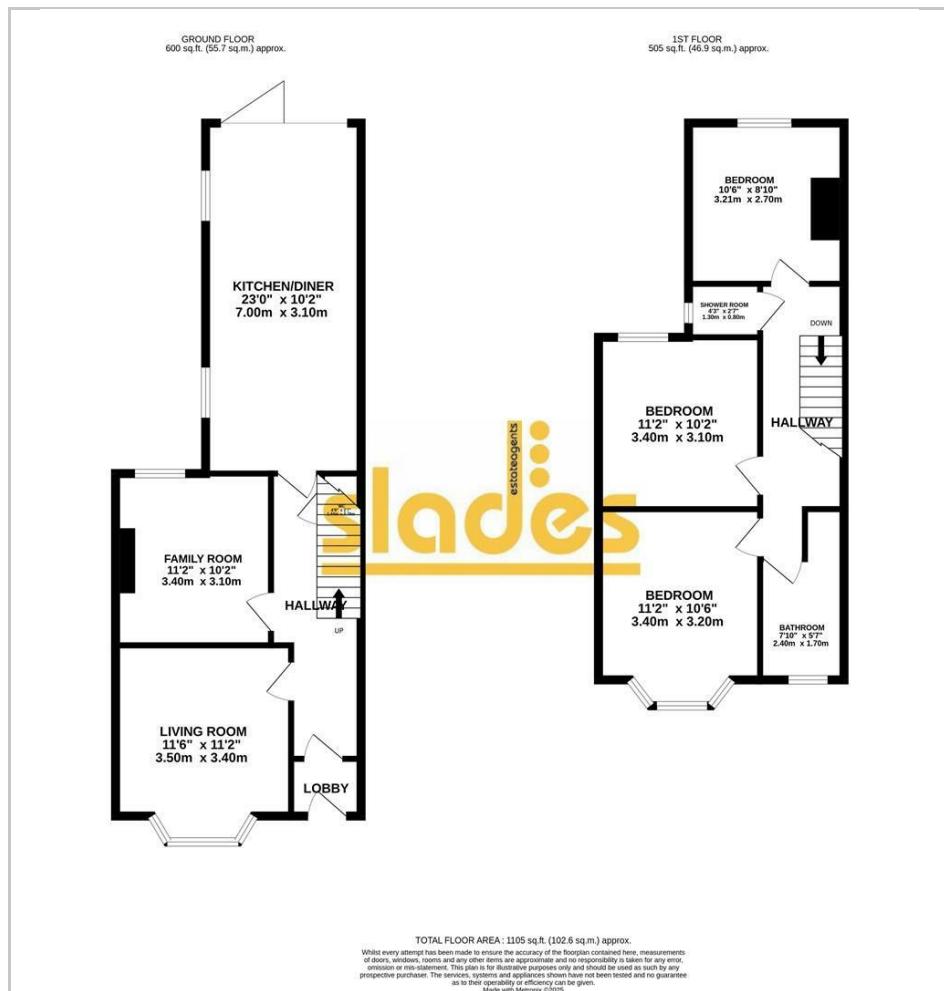
## Hybrid Map



## Terrain Map



## Floor Plan



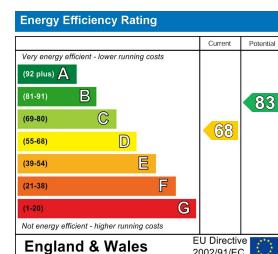
## Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



**\*\* PRICE GUIDE £400,000 - £425,000 \*\* A substantial and extensively modernised 3 double bedroom, 2 bathroom semi detached house with OFF ROAD PARKING & PRIVATE SOUTH FACING GARDEN offered with NO FORWARD CHAIN.**



The accommodation with approximate room sizes comprises of a modern composite uPVC door with feature glazing leading to the ENTRANCE LOBBY with light fitting, ceramic tiled floor and further original glazed wooden door to

#### **ENTRANCE HALL**

with inset spotlights, smoke alarm, convection radiator with thermostatic valve, feature laminate flooring and wall thermostat for central heating, doors to

#### **CLOAK ROOM**

with inset spotlights, extractor unit and fully tiled walls. Modern white suite with enclosed cistern WC and corner vanity sink unit with chrome monoblock tap.

#### **LIVING ROOM**

with deep moulded ceiling cornice and inset spotlights, convection radiator with thermostatic valve and uPVC double glazed bay window to the front elevation.

#### **DINING / FAMILY ROOM**

with modern central light fitting, convection radiator with thermostatic valve, decorative fireplace surround with deep display mantel, open grate with inset tiling and polished stone hearth. uPVC double glazed window to the rear elevation.

#### **KITCHEN / DINER**

having inset spotlights, convection radiator with thermostatic valve, two uPVC double glazed windows to the side elevation and bifolding doors opening onto the rear patio and garden beyond. Extensive range of modern wall and base level cabinets with square edge

working surfaces and inset polycarbonate single drainer sink unit with feature chrome tap over. Full height larder cupboard. Five burner gas hob with integrated extractor hood over and built in eye level double electric oven. Integrated dishwasher, tall larder style cupboard and space for full height freestanding fridge freezer. Continuous feature flooring from hallway. Extended breakfast bar area.

A staircase from the entrance hall leads to the first floor landing with inset spotlights, access to loft space and doors to

#### **SHOWER ROOM**

with inset lighting, fully tiled walls, ceramic tiled floor and built in modern shower unit with body jets and lighting. uPVC double glazed window to the side elevation.

#### **REAR BEDROOM**

with modern light fitting, convection radiator with thermostatic valve and uPVC double glazed window to the rear elevation.

#### **MIDDLE BEDROOM**

with modern light fitting, convection radiator with thermostatic valve and uPVC double glazed window overlooking the rear garden.

#### **MASTER BEDROOM FRONT**

having inset spotlights, convection radiator with thermostatic valve and uPVC double glazed bay window to the front elevation.

#### **FAMILY BATHROOM**

with inset spotlights, fully tiled walls and ceramic tiled

floor. Four piece suite comprising of a panel enclosed bath with integrated taps and extendable shower hose. Close couple WC with dual central flush and pedestal wash hand basin with chrome monoblock tap. Walk in shower cubicle with dual head shower valve mechanism and body jets.

#### OUTSIDE

There is AMPLE OFF ROAD PARKING on the forecourt and a pathway along the left side of the property leads to the rear. The rear garden is a particular feature of the property being South facing with a good sized patio area immediately abutting the rear of the property whilst the remainder of the garden is predominately laid to lawn and there is a useful garden shed to the rear end. The garden is fully enclosed by a mixture of panel and close board fencing.



