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DETACHED HOUSE

£400,000



Markham Road, Bournemouth, Dorset, BH9 1HY

- * **151 Sq'M Double Fronted Detached House** *
- * Four Double Bedrooms * Three Reception Rooms *
- * 27ft9" (8.46m) Depth Dual Aspect Main Reception *
- * Family Bathroom & GF Shower Room & Sep' WC *
- * Frontage Parking * Superb South Facing Garden *
- * Benefits from Solar Panels * No Forward Chain *
- * **Council Tax Band D** * **EPC B-Rated** *

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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.

Markham Road, Bournemouth, Dorset, BH9 1HY:

- Front of Property:** Front of property laid to block paving with a dropped pavement providing vehicular access for one / two vehicles. Side aspect gate provide access to rear garden. UPVC double-glazed front door leads into to:
- Entrance Hallway:** An L-shaped room having plain ceiling, ceiling light point, picture rail and mains wired smoke detector. Radiator and central heating thermostat. Electric meter and consumer unit. Archway and step down into:
- Lounge Through Dining Room:** **27' 9 x 10' 7 / 8.46m x 3.23m (approx')**. Textured ceiling with recessed down lighting and ceiling light point. Smoke detector. UPVC double-glazed windows to rear aspect with UPVC double-glazed patio doors to rear garden. Fire surround with fitted gas fire, double panelled radiator and TV/media point.
- Reception Room Two:** **12' 2 x 11' 4 / 3.71m x 3.45m (approx')**. Plain ceiling with ceiling light point. Two UPVC double-glazed windows to front aspect. Double panelled radiator and built in cupboard. Wall mounted gas central heating boiler.
- Reception Room Three:** **12' 2 x 11' 3 / 3.71m x 3.43m (approx')**. Textured ceiling with ceiling light point and mains wired smoke detector. Two UPVC double-glazed windows to front aspect. Double panelled radiator. Fitted storage cupboards.
- Kitchen:** **10' 10 x 9' 9 / 3.30m x 2.97m (approx')**. Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. A range of wall and base mounted units with work surfaces over. Double bowl single drainer sink unit with mixer tap. Integrated electric oven with four-burner gas hob and cooker hood. Space for fridge / freezer and space and plumbing for washing machine. Double panelled radiator.
- Rear Lobby:** Plain ceiling with ceiling light point. UPVC double-glazed door to garden. Access to
- GF Shower Room:** Plain ceiling with ceiling light point. UPVC double-glazed frosted window to rear aspect. Shower cubicle with fitted thermostatic shower valve. Pedestal wash hand basin and heated ladder style towel rail.
- Sep' Cloakroom:** Textured ceiling with ceiling light point. UPVC double-glazed frosted window to rear aspect. Low-level WC, wash hand basin and heated ladder style towel rail.
- Staircase from hallway to first floor landing***
- Landing:** UPVC double-glazed window to front aspect. Textured ceiling, ceiling light point and mains wired smoke detector. Hatch provides access to loft.
- Bedroom One:** **16' 8 x 10' 7 / 5.08m x 3.23m (approx')**. Coved and textured ceiling, two ceiling light points. UPVC double-glazed window to rear aspect. Single panelled radiator.
- Bedroom Two:** **12' 2 x 11' 4 / 3.71m x 3.45m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed windows to front aspect. Single panelled radiator.
- Bedroom Three:** **12' 2 x 11' 3 / 3.71m x 3.43m (approx')**. Coved and textured ceiling with ceiling light point. Two UPVC double-glazed windows to front aspect. Single panelled radiator. Cupboard housing pre-lagged hot water cylinder tank with shelving.
- Bedroom Four:** **9' 5 x 8' 4 / 2.87m x 2.54m (approx')**. Textured ceiling ceiling light points. UPVC double-glazed window to rear aspect. Single panelled radiator.

Bathroom:

10' 7 x 6' 1 / 3.23m x 1.85m (approx'). Textured ceiling with ceiling light point. UPVC double-glazed frosted window to rear aspect. Panelled bath with shower mixer tap. Vanity unit with storage and inset wash hand basin. Shower cubicle with aqua panelling and electric shower over. Low level WC and ladder style heated towel rail. Tiled flooring.

Rear Garden:

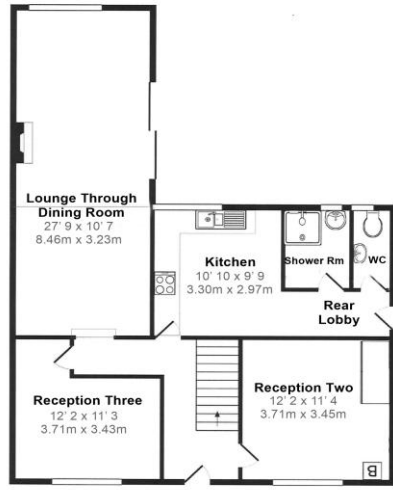
Rear garden to a southerly aspect laid partially to block paved patio with the remainder laid to elevated lawn with a good array of mature and established trees, bushes and screening shrubs.

Please Note:

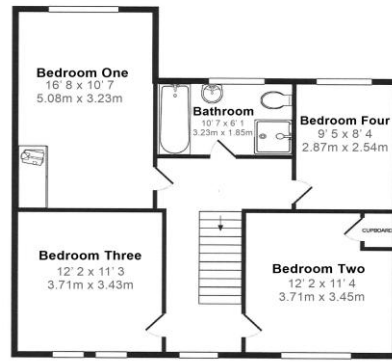
A benefit of the property is the inclusion of **owned solar photovoltaic panels**, which have been purchased outright rather than leased. These reduce electricity costs while also generating occasional quarterly income through the existing tariff arrangement, providing an additional financial benefit for the next owner.



151 Square Metres / 1625 Square feet



Ground Floor



First Floor



Bedroom One



Bedroom Four



Bath/Shower Room

