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Sales, Lettings & Block Management

**DETACHED HOUSE**

**£335,000**



**Bishop Road, Bournemouth, Dorset, BH9 1HB**

- \* **Three Bedrooms** \* **86 Sq'M / 926 Sq'Ft** \*
- \* Three Reception Rooms \* GF Cloaks & Shower \*
- \* Dining Room with Arch Leading Through to Kitchen \*
- \* First Floor Bathroom \* GCH \* Majority UPVC DG \*
- \* External Accessed Under-House Storage Areas \*
- \* Garden Laid to Lawn & Elevated Decking \*
- \* **Council Tax Band C** \* **EPC D 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.

## **Bishop Road, Bournemouth, Dorset, BH9 1HB:**

UPVC double-glazed side aspect door gives access into:

### **Entrance Hallway:**

Having plain ceiling with ceiling light point and central heating thermostat. Single panelled radiator and wood laminate flooring.

**Reception Room:** **16' x 11' 7 / 4.87m x 3.53m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Double panelled radiator. Fire surround and TV/media point.

### **GF Cloaks & Shower Room:**

Plain ceiling with ceiling light point and extractor fan. Low level WC, wall mounted wash hand basin and recessed shower with fitted electric shower. Ladder style heated towel rail. Fully tiled walls and tiled flooring.

**Dining Room:** **12' 2 x 11' 8 / 3.70m x 3.55m (approx')**. Textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. Double panelled radiator. and wood laminate flooring. Archway to kitchen.

**Office / Study:** **10' 9 x 6' 7 / 3.28m x 2.00m (approx')**. Having plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect with elevated outlook. Single panelled radiator.

**Kitchen:** **10' 10 x 7' 10 / 3.30m x 2.39m (approx')**. Coved and textured ceiling with ceiling light point and mains wired heat detector. UPVC double-glazed windows to rear aspect. 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 four burner gas hob. Space for fridge / freezer, space and plumbing for washing machine and space and plumbing for dishwasher. Pantry style under stairs storage cupboard with shelved storage, single-glazed window and gas meter. Wood laminate flooring.

### ***Staircase from hall to first floor landing***

**Landing:** At landing single-glazed window to side aspect. Plain ceiling with ceiling light point and hatch providing access to loft. Single panelled radiator. Cupboard housing gas central heating combination boiler.

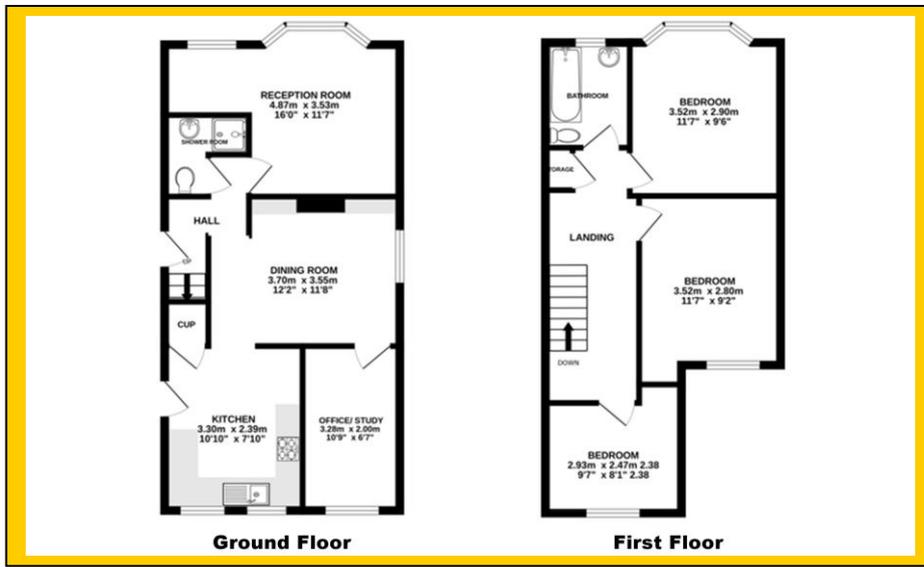
**Bedroom One:** **11' 7 x 9' 6 / 3.52m x 2.90m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Single panelled radiator.

**Bedroom Two:** **11' 7 x 9' 2 / 3.52m x 2.80m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

**Bedroom Three:** **9' 7 x 8' 1 / 2.93m x 2.47m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.

**Bathroom:** Plain coved ceiling with recessed down lighting. UPVC double-glazed frosted window to front aspect. Panelled bath mixer tap. Low level WC and pedestal wash hand basin with mixer tap. Tiled walls, tiled flooring. Ladder style heated towel rail.

**Outside:** Walled front garden with established border. Pathway leads via gate to rear garden with elevated decking area which in turn gives access to two under foundation storage areas (larger being 19' 6" x 11' 6" / 5.94m x 3.49m approx'). Remainder of garden being laid to lawn with established border and screening hedge.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |