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# Roberts

Sales, Lettings & Block Management

**SEMI-DETACHED HOUSE**

**£360,000**



**Stewart Road, Charminster, Bournemouth, Dorset, BH8 8NY**

- \* 149 Square Metres / 1604 Square Feet \***
- \* Three Double Bedrooms \* Family Bathroom \* GF wc \***
- \* 26ft Dual Aspect Lounge \* Kitchen Br'Fast Room \***
- \* Family Room with Casement Doors to Garden \***
- \* Utility Room \* Workshop Structure to Rear \***
- \* Walled Low-Maintenance Garden \* Chain Free \***
- \* EPC D-Rated \* Council Tax Band C \***

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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 and bay windows where appropriate.

## Stewart Road, Charminster, Bournemouth, Dorset, BH8 8NY:

Front garden laid to block paving providing off road parking for two/three vehicles via dropped pavement. Side aspect gate and pathway to garden. Storm porch with UPVC double-glazed front door leading into:

- Entrance Hallway:** Plain ceiling, recessed down lighting and mains wired smoke detector. Cupboard housing electrics consumer unit. Panelled radiator, under stairs storage and engineered wood flooring. Access to:
- GF Cloakroom:** Plain ceiling with ceiling light point. Low level WC and wash hand basin. Ladder style heated towel rail, half tiled walls and tiled flooring.
- Lounge** **Reception Room:** **26' 4 x 11' 11 max' / 8.03m x 3.63m max' (approx').** Plain ceiling with recessed down lighting. UPVC double-glazed bay window to front aspect with UPVC double-glazed window to side aspect. Two double panelled radiators, TV/media point and machine engineered wood flooring.
- Kitchen / Breakfast Room:** **19' 9 x 10' 1 / 6.02m x 3.08m (approx').** Plain ceiling with recessed down lighting. UPVC double-glazed window to rear aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and connection for range cooker with fitted cooker hood. Space and plumbing for dishwasher and space for American larder style fridge/freezer. Double panelled radiator, splash-back tiling and laminate flooring.
- Family Room:** **16' 4 x 9' 5 / 4.99m x 2.87m (approx').** Plain ceiling with two ceiling light points. UPVC double-glazed window to side aspect and UPVC double casement doors leading to rear garden. Double panelled radiator and door leading to:
- Utility Room:** **9' 8 x 5' 10 / 2.95m x 1.77m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to front aspect with UPVC double-glazed door leading to rear garden. Wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine and space for tumble drier. Wall mounted gas central heating combination boiler. Wood laminate flooring.
- Staircase from hallway to first floor landing***
- Landing:** Plain ceiling with ceiling light point and hatch to loft. Velux window & panelled radiator.
- Bedroom One:** **15' 1 x 13' 4 / 4.59m x 4.07m (approx').** Plain ceiling, ceiling light point. UPVC double-glazed bay window to front aspect. Panelled radiator and fitted wardrobes.
- Bedroom Two:** **13' 3 x 9' 8 / 4.03m x 2.94m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.
- Bedroom Three:** **12' 8 x 10' / 3.85m x 3.04m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Panelled radiator.
- Bathroom:** **9' 4 x 6' 4 / 2.84m x 1.93m (approx').** Plain ceiling with ceiling light point and extractor. Frosted UPVC double-glazed window to side aspect. Panelled double ended bath with shower mixer and overhead rose. Pedestal wash basin and mixer tap. Low-level WC and bidet. Tiled walls, tiled flooring and ladder style heated towel rail.
- Rear Garden:** Being walled and laid to patio with a raised growing border area and space for shed.
- Workshop:** Garage structure with double doors, pitch tiled roof with power and light.





