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Roberts

Sales, Lettings & Block Management

DETACHED FAMILY HOUSE

£430,000



Edgehill Road, Bournemouth, Dorset, BH9 2PQ

- * 104 Square Metres / 1119 Square Feet ***
- * Four Bedrooms and Two Reception Rooms ***
- * Open Plan Dining Room and Kitchen ***
- * Driveway Parking * Large Rear Garden ***
- * Vacant Possession & No Forward Chain ***
- * EPC C-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.

Edgehill Road, Bournemouth, Dorset, BH9 2PQ:

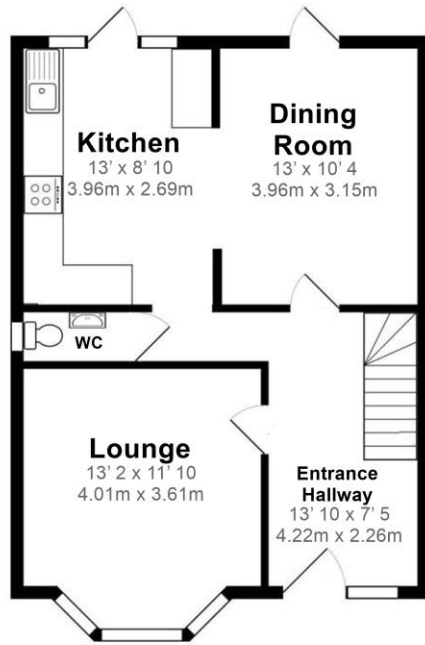
Walled front garden laid to lawn with dropped pavement and hard standing providing driveway parking for one vehicle. Side access pathway leads via gate to rear garden. UPVC double-glazed front door into:

- Entrance** **13' 10 x 7' 5 / 4.22m x 2.26m (approx')**
Hallway: Corniced papered ceiling with ceiling light point and picture rail. Frosted UPVC double-glazed window to front aspect. Single panelled radiator and recessed under stairs storage area which houses the electric meter and consumer unit.
- GF Cloakroom:** Plain ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Wall mounted wash hand basin with mixer tap and low-level WC. Ladder style heated towel rail.
- Lounge** **13' 2 x 11' 10 / 4.01m x 3.61m (approx')**
Reception Room: Corniced papered ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Double panelled radiator and TV/media point.
- Dining Room:** **13' x 10' 4 / 3.96m x 3.15m (approx')**
Papered ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect with casement door to rear garden. Double panelled radiator and wood laminate flooring. Archway leads through to:
- Kitchen:** **13' x 8' 10 / 3.96m x 2.69m (approx')**. Plain ceiling with recessed down lighting. Two UPVC double-glazed windows to rear aspect with casement door to rear garden. 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 gas cooker. Space and plumbing for washing machine and space and connection for dishwasher. Space for under counter fridge and under counter freezer. Wall mounted gas central heating combination boiler. Splash back upstand, wood laminate flooring and double panelled radiator.
- Staircase from hallway to first floor landing***
- Landing:** Papered ceiling, ceiling light point and picture rail. Frosted UPVC double-glazed window to side aspect.
- Bedroom One:** **13' 2 x 11' 10 / 4.01m x 3.61m (approx')**. Papered ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Double panelled radiator.
- Bedroom Two:** **13' x 10' 4 / 3.96m x 3.15m (approx')**. Papered ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Double panelled radiator.
- Bedroom Three:** **13' x 8' 10 / 3.96m x 2.69m (approx')**. Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.
- Bedroom Four:** **7' 5 x 6' 9 / 2.26m x 2.06m (approx')**. Papered ceiling with ceiling light point and picture rail. UPVC double-glazed window to front aspect. Single panelled radiator.
- Bathroom:** Plain ceiling. ceiling light point and hatch to loft. Frosted UPVC double-glazed window to side aspect. Panelled bath with shower mixer tap. Pedestal wash hand basin with mixer tap, low-level WC and ladder style heated towel rail.
- Rear Garden:** **Rear garden** laid partly to hard standing with the remainder laid to lawn with a good array of mature and established trees, bushes and shrubs.

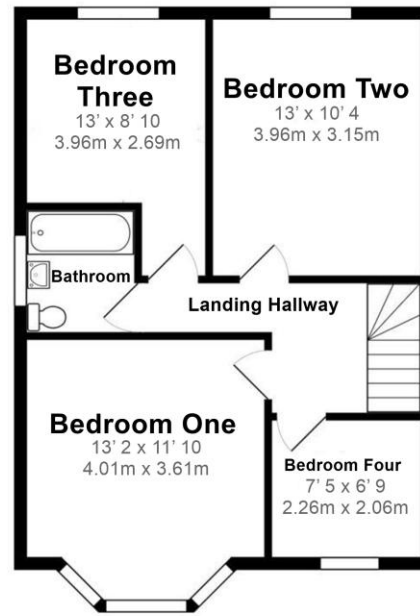


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Ground Floor



First Floor

