



Roberts

Sales, Lettings & Block Management

GROUND FLOOR GARDEN FLAT

£175,000



Orcheston Road, Charminster, Bournemouth, BH8 8SP

- **One Double Bedroom**
- **Lounge with Feature Bay**
- **Kitchen & Utility Conservatory**
- **Modern Shower Room**
- **62ft Lawned Rear Garden**
- **Front Garden Conveyed**
- **Pet Friendly Accommodation**

- **Freehold with Underlying 98-Year Lease**
- **Maintenance 50/50**
- **Ground Rent Nil**
- **EPC D, Council Tax A**
- **51 Sq' M / 549 Sq' Ft**
- **Ideal Starter Home**

158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

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.

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Walled front garden with established border and mature and established shrubs. Pathway leads to communal entrance and into a shared lobby which in turn leads via glazed front door into:

Entrance

An L-shaped room having coved and papered ceiling with ceiling light point.

Hallway:

Window to front aspect. Access to under stairs storage cupboard and cupboard housing electrics meter and fuseboard. Single panelled radiator.

Lounge / Diner:

13' 5 x 12' 11 / 4.09m x 3.94m (approx').

Corniced and papered ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Fire surround with open fire. Double panelled radiator and television point. Stripped wooden flooring.

Kitchen:

10' 6 x 8' 6 / 3.21m x 2.60m (approx').

Plain ceiling with ceiling light point. UPVC double-glazed window to side aspect with door providing access to conservatory. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space for gas cooker and space and plumbing for washing machine. Space for fridge freezer. Wall mounted gas central heating combination boiler and single panelled radiator. Part panelled walls.

Bedroom:

11' 10 x 11' / 3.62m x 3.36m (approx'). Corniced and papered ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Double panelled radiator stripped wooden flooring.

Shower Room:

Having plain ceiling with ceiling light point and frosted UPVC double-glazed windows to side aspect. Walk-in double shower with thermostatic shower valve and overhead shower rose. Vanity unit with inset wash hand basin & mixer tap. Low-level WC, fully tiled walls and tiled flooring. Ladder style heated towel rail.

Conservatory:

10' 6 x 4' 10 / 3.21m x 1.46m (approx'). UPVC double-glazed windows to side and rear aspects and polycarbonate roof. Door provides access to garden.

Outside

62ft Private rear garden laid partially to patio with the remainder laid to lawn and hard standing. A good array of screening shrubs and fenced boundaries.

Tenure:

Freehold with the benefit of an underlying lease (98-years remaining).

Charges:

Maintenance: 50/50 on an as and when basis. Ground Rent: £Nil

Council Tax:

Band A





