



Roberts

Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£350,000



Shaftesbury Road, Bournemouth, Dorset, BH8 8SS

- * 106 Square Metres / 1141 Square Feet ***
- * Three Double Bedrooms with Stripped Wood Floors ***
- * Two Reception Rooms & Character Chic Kitchen ***
- * Family Sized Bathroom * Ground Floor Cloakroom ***
- * South Facing Garden * Driveway for 2/3 Vehicles ***
- * Vacant & Chain Free Family Home ***
- * Council Tax Band C * EPC C-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 and bay windows where appropriate.

Shaftesbury Road, Bournemouth, Dorset, BH8 8SS:

Walled front garden laid to lawn and screening shrubs. Dropped pavement provides access to shingle driveway providing off road parking for 2/3 vehicles in tandem. Double gates to rear garden. Glazed composite front door leads into entrance porch with tiled floor. Inner glazed door leads into:

- Entrance** Plain ceiling with recessed down lighting and mains wired smoked detector.
Hallway: Single panelled radiator and under stairs cupboard with shelving and housing electric meter and consumer unit. Wood laminate flooring.
- Lounge:** **13' 8 x 12' 1 / 4.17m x 3.69m (approx')** Plain ceiling with recessed down lighting and picture rail. UPVC double-glazed feature bay window to front aspect. Double panelled radiator, wood laminate flooring and TV/media point.
- Dining Room:** **12' x 9' 9 / 3.67m x 2.98m (approx')** Plain ceiling with recessed down lighting and picture rail. UPVC double-glazed window to rear aspect. Double panelled radiator and wood laminate flooring.
- Kitchen:** **10' 2 x 8' 7 / 3.09m x 2.62m (approx')** Plain ceiling with ceiling light point and UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over. Butler sink. Integrated one-and-a-half electric oven with electric hob and cooker hood. Space for fridge/freezer, space and plumbing for washing machine and space and plumbing for dishwasher. Wall mounted gas central heating combination boiler. Splash-back tiling and tiled flooring.
- Garden Lobby & Cloakroom:** Lobby having tiled flooring and UPVC double-glazed door to rear garden. Door to cloakroom having plain ceiling, ceiling light point and UPVC double-glazed frosted window to rear aspect. Low-level WC, wall mounted wash basin and single panelled radiator. Tiled flooring.
- Staircase from entrance hallway to first floor landing***
- Landing:** Being split level with plain ceiling with recessed down lighting, smoke detector and hatch providing access to loft. Fitted linen cupboard with shelved storage.
- Bedroom One:** **13' 8 x 9' 8 / 4.17m x 2.94m (approx')** Plain ceiling with recessed down lighting and picture rail. UPVC double-glazed feature bay window to front aspect. Double panelled radiator and stripped wooden flooring.
- Bedroom Two:** **12' x 9' 8 / 3.67m x 2.94m (approx')** Plain ceiling with recessed down lighting. UPVC double-glazed window to rear aspect. Double panelled radiator and stripped wooden flooring.
- Bedroom Three:** **13' 7 x 8' 7 / 4.13m x 2.62m (approx')** Plain ceiling with recessed down lighting. UPVC double-glazed window to side aspect. Double panelled radiator and stripped wooden flooring.
- Bathroom:** Plain ceiling with railed down light point. Frosted UPVC double-glazed window. Panelled bath, fitted glass shower screen, shower mixer tap and thermostatic shower rose. Pedestal wash hand basin with mixer tap and low-level WC. Fully tiled walls, tiled flooring and chrome ladder style heated towel rail.
- Rear Garden:** A south facing garden laid partly to sun deck to recess with the remainder of garden being laid to lawn with fenced boundaries.
- Garden Sheds:** **15' 8 x 7' 9 / 4.78m x 2.36m (approx')** Being timber built and split into two areas both with a window to front aspect





106 Square Metres
1141 Square Feet

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