# Roberts

www.robertsproperty.co.uk

Sales, Lettings & Block Management

## DETACHED HOUSE

## £350,000

**Frederica Road, Bournemouth, Dorset, BH9 2LY**

*** 108 Square Metres / 1162.5 Square Feet ***

* Three Double Bedrooms * Two Reception Rooms *

* Conservatory * Covered Entryway * GF Utility WC *

* Modern Shower Room * Frontage Off-Road Parking *

* 50ft South Easterly Garden * No Forward Chain *

*** EPC D Rated * Council Tax Band C ***

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 & bay windows where appropriate.

# Frederica Road, Bournemouth, Dorset, BH9 2LY:

Front of property laid to block paving providing off road parking for one/two vehicles. Side access pathway leads to entryway via twin doors. UPVC double-glazed front door leads into:

**Entrance Hallway:** Plain coved ceiling with ceiling light point, picture rail and mains wired smoke detector. Central heating thermostat and ingle panelled radiator. Access to under stair storage with single-glazed window to side aspect. Cupboard housing electric meter and consumer unit.

**Lounge Reception Room:** **14' 9 x 12' 2 / 4.49m x 3.71m (approx').** Coved and textured ceiling with ceiling light point and picture rail. Feature UPVC double-glazed bay window to front aspect. Two single panelled radiators.

**Dining Room:** **12' 7 x 10' 1 / 3.84m x 3.07m (approx').** Papered ceiling with ceiling light point, picture rail and mains wired smoke detector. Single-glazed windows and door leading to conservatory. Single panelled radiator.

**Conservatory:** **9' 4 x 7' 9 / 2.84m x 2.36m (approx').** Part walled with UPVC double-glazed windows to side and rear aspects. Polycarbonate roof and glazed door to garden. Wood laminate flooring and single panelled radiator.

**Kitchen / Breakfast Room:** **12' 7 x 8' 4 / 3.84m x 2.54m (approx').**
Plain ceiling with ceiling light point. UPVC double-glazed windows to side and rear aspects. Door leading to covered entryway.
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 for under counter fridge. Fitted breakfast bar and single panelled radiator. Splash back tiling and tiled flooring.

**Covered Entryway:** Lean-to style with UPVC double-glazed panelled walls and polycarbonate roof. Wall light point. Twin UPVC double-glazed doors to front aspect with further UPVC double-glazed door to rear garden. Door leads to:

**Utility Cloakroom:** **6' 4 x 4' 5 / 1.93m x 1.35m (approx').**
Textured ceiling with ceiling light point and high-level UPVC double-glazed window to side aspect and further UPVC double-glazed window. Low level WC and pedestal wash hand basin. Wall mounted gas central heating combination boiler. Space and plumbing for washing machine. Tiled floor.

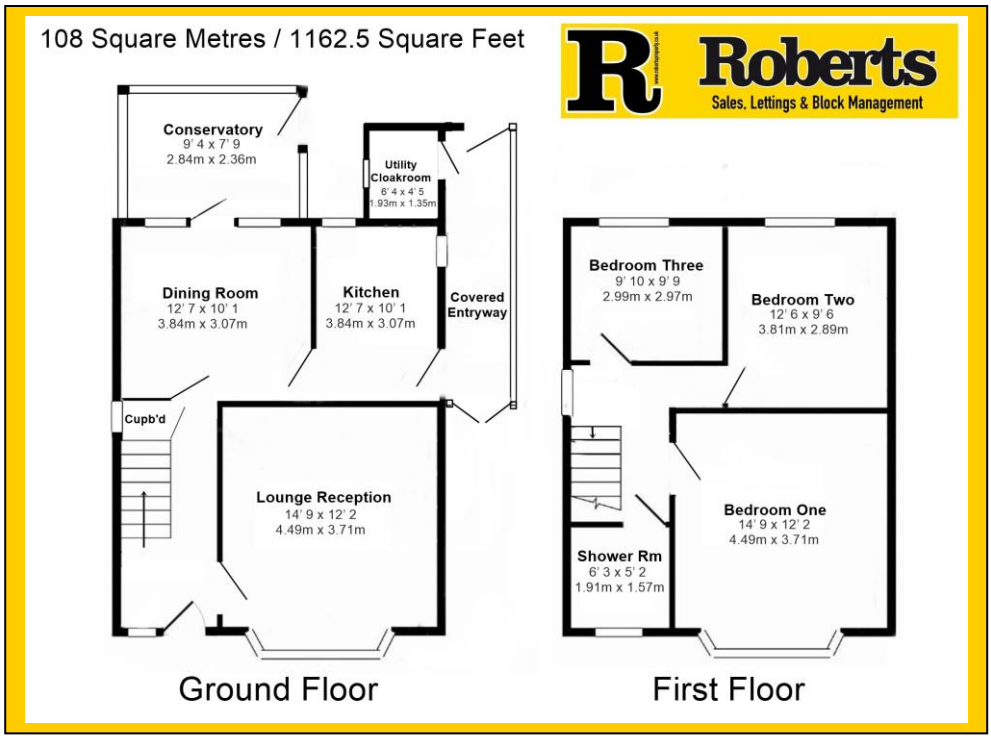
***Staircase from hallway to first floor landing***

**Landing:** Plain ceiling with ceiling light point and mains wired smoke detector. UPVC double-glazed tilt-and-turn window to side aspect.

**Bedroom One:** **14' 9 x 12' 2 / 4.49m x 3.71m (approx').** Papered ceiling with ceiling light point and picture rail. Feature UPVC double-glazed bay window to front aspect. Cast iron fire surround and double & single panelled radiator.

**Bedroom Two:** **12' 6 x 9' 6 / 3.81m x 2.89m (approx').**
Plain ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Double panelled radiator.

**Bedroom Three:** **9' 10 x 9' 9 / 2.99m x 2.97m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect and double panelled radiator.

**Shower Room:** **6' 3 x 5' 2 / 1.91m x 1.57m (approx').** Plain ceiling with ceiling light point and hatch to loft. Extractor. Frosted UPVC double-glazed window to front aspect. Fully tiled shower cubicle with electric shower unit. Pedestal wash hand basin, low level WC, and ladder style heated towel rail.

**Outside:** **Rear garden** being approx' 50ft in depth and to a south easterly aspect. Laid partially patio with the remainder laid to lawn.