

# R

www.robertsproperty.co.uk

# Roberts

Sales, Lettings & Block Management

**DETACHED HOUSE**

**£450,000**



**Shelbourne Road, Charminster, Bournemouth, Dorset, BH8 8RD**

- \* **Four Bedrooms** \* **114 Sq'M / 1227 Sq'Ft** \*
- \* Feature 24'4" Lounge Through Dining Room \*
- \* Dual Aspect Kitchen/Diner \* South Facing Garden \*
- \* Shower Room & GF Cloakroom \* Frontage Parking \*
- \* Recently Refurbished \* Engineered Wood Flooring \*
- \* Located in 'Outstanding' School Catchment \*
- \* **C'Tax Band C** \* **EPC E** (Rated Prior to Refurbishment) \*

**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.

## **Shelbourne Road, Charminster, Bournemouth, Dorset, BH8 8RD:**

- Front of Property:** Front of property laid to hard standing providing off road parking via dropped kerb for one/two vehicles. Side access gate to rear garden. UPVC double-glazed composite front door leads into:
- Entrance Hallway:** Plain naturally coved ceiling with down light points. Central heating thermostat. Cupboard housing electrics and consumer unit. Double panelled radiator and engineered solid wood flooring. Feature double doors and additional doorway leading to lounge through dining room. Doorway access to:
- Ground Floor Cloakroom:** Plain sloping ceiling, down lighting and frosted UPVC double-glazed window to side aspect. Low-level WC, vanity unit with inset wash hand basin and mixer tap. Fully tiled walls and tiled flooring.
- Lounge Through Dining Room:** **24' 4 x 12' 2 / 7.42m x 3.71m (approx')**  
Plain coved ceiling with two feature ceiling light points with additional recessed low level down lighting. UPVC double-glazed bay window to front aspect and UPVC double-glazed window to rear aspect. Two double panelled radiators. TV / media point. engineered solid wood flooring.
- Kitchen / Diner:** **14' x 11' 4 / 4.37m x 3.45m (approx')**  
A dual aspect room with plain coved ceiling and recessed low level down lighting. UPVC double-glazed windows to both side and rear aspects with glazed door leading to rear garden. A range of newly fitted wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with extendable mixer tap and further water filter tap. Integrated stainless-steel electric oven with five burner gas hob and stainless-steel cooker hood over. Space and plumbing for: washing machine and dishwasher. Space for larder style fridge / freezer. Wall mounted gas central heating combination boiler. Engineered solid wood flooring.
- Staircase from hall to first floor landing***
- Landing:** At landing level, plain ceiling with ceiling light points and additional low level down lighting. UPVC double-glazed window. Enlarged hatch providing access to loft.
- Bedroom One:** **13' 4 x 12' 2 / 4.06m x 3.71m(approx')**  
Plain ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Single panelled radiator and engineered solid wood flooring.
- Bedroom Two:** **12' 2 x 11' / 3.71m x 3.35m (approx')**  
Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator and engineered solid wood flooring.
- Bedroom Three:** **11' 4 x 9' 8 / 3.45m x 2.95m (approx')**  
Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator and engineered solid wood flooring.
- Bedroom Four:** **7' 9 x 5' 11 / 2.36m x 1.80m (approx')** Plain ceiling with ceiling light point. UPVC double-glazed window to front aspect and engineered solid wood flooring.
- Bathroom:** Plain ceiling, recessed down lighting. UPVC double-glazed frosted window. Shower cubicle with thermostatic shower valve and further rose. Vanity unit with inset wash hand basin & mixer tap. Fully tiled walls with tiled flooring.
- Rear Garden:** Accessible via side gates and kitchen door. To a southerly aspect. Laid partially to hard standing with the remainder laid to lawn with established bushes and shrubs.



