



Roberts

Sales, Lettings & Block Management

CHARACTER TERRACE

£252,500



Corporation Road, Springbourne, Bournemouth, BH1 4SJ

*** 101 Square Metres / 1087 Square Feet ***

*** Mid-Terrace House * Three Double Bedrooms ***

*** Two Reception Rooms * Chic Dual Aspect Kitchen ***

*** Fitted Appliances * Modern Bathroom * Landing Storage ***

*** South Easterly Courtyard Garden * No Forward Chain ***

Council Tax Band C & EPC D-Rated

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.

Corporation Road, Springbourne, Bournemouth, BH1 4SJ:

Tiled threshold and ornate flower border to frontage. Frosted glazed front door leads into entrance porch with cupboard housing electric meter. Secondary glazed door leads to:

Entrance Hallway: Papered ceiling with ceiling light point and dado rail. Double panelled radiator and access to under stairs storage.

Lounge Reception: **12' 8" x 12' (3.86m x 3.66m) approx'.** Papered ceiling with ceiling light point and picture rail. Two UPVC double-glazed windows to front aspect. Feature fire surround with open fire. Double panelled radiator and TV/media point. Telephone point.

Dining Room: **12' 7" x 10' 4" (3.84m x 3.15m) approx'.** Papered ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Double panelled radiator. Fitted shelved cupboards.

Kitchen: **13' 11" x 8' 7" (4.24m x 2.62m) approx'.** Plain ceiling with ceiling light point. UPVC double-glazed window to side and rear aspects with UPVC double-glazed door to garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood. Integrated washing machine and integrated fridge / freezer. Cupboard housing gas central heating combination boiler. Splash back tiling and tiled flooring.

Staircase from hallway to first floor landing

Landing: Split level with papered ceiling and ceiling light point. Shelved linen cupboard.

Bedroom One: **12' 10" x 10' 4" (3.91m x 3.15m) approx'.** Plain ceiling with ceiling light point. Two UPVC double-glazed windows to front aspect. Fire surround with cast iron fire inset. Double panelled radiator.

Bedroom Two: **12' 6" x 10' 4" (3.81m x 3.15m) approx'.** Papered ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.

Bedroom Three: **11' x 8' 7" (3.35m x 2.62m) approx'.** Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Cast iron fire. Double panelled radiator.

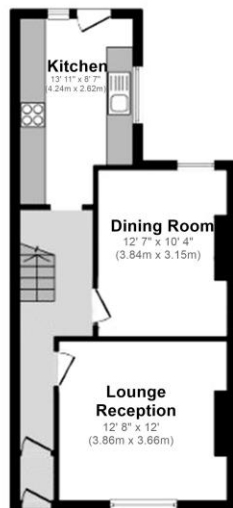
Bathroom: Plain ceiling with ceiling light point and extractor. UPVC DG frosted window to front aspect. Panelled bath with shower mixer. Pedestal wash basin, low level WC and panelled radiator. Tile effect laminate flooring and splash back tiling.

Courtyard Garden: South easterly facing with fenced boundaries. Laid to hard standing with established borders and screening shrubs creating a good degree of privacy.



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1087 Square Feet

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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

