



house & son



HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

Lovely re-modelled family house in the sought after location of Charminster. This home offers four first floor bedrooms, two large reception rooms, two bathrooms, westerly aspect private garden with large store shed and off road parking for two vehicles to front. All the amenities are to hand including shopping, schooling, recreational park and restaurants on the bustling Charminster high street. This property is not to be missed!

ENTRANCE

Panelled composite front door with inset double glazed obscure leaded light.

ENTRANCE HALL

25' 0" x 6' 6 max" (7.62m x 1.98m)

Communicating entrance hall. Feature tall ceilings. Radiator. Understair storage closet.

LOUNGE

15' 2 into bay" x 12' 2" (4.62m x 3.71m)

Tall double glazed bay window to front with inset 'plantation shutters'. Feature coving ceiling. Tall ceilings. Radiator.

DINING ROOM/WORK FROM HOME OFFICE

12' 0" x 10' 2" (3.66m x 3.1m)

Double glazed window to rear (potential for door to access directly onto private garden). Radiator. Tall ceilings.

KITCHEN

10' 10" x 10' 10" (3.3m x 3.3m)

Double glazed window to side. Recently re-modelled kitchen



with cabinets finished in high gloss white. One and a half bowl stainless steel sink and drainer, 'Swan neck' mixer tap over. Fitted eye level cabinets, fitted complementing base units incorporating drawers, square edge contrasting work top surfaces, inset space for large Range cooker. Space and plumbing for washing machine, space for American style fridge/freezer. Part tiled walls. Ceramic tiled floor. Recessed ceiling downlighters. Square arch to outer lobby.

OUTER LOBBY

UPVC double glazed door to rear garden. Shower room (including WC). Gas fired combination boiler.

GROUND FLOOR SHOWER ROOM

Obscure double glazed window to rear. Oversized shower tray, fitted thermo 'T'-bar mixer tap with fixed overhead shower. Vanity unit with inset wash hand basin and storage. Low level WC. Part tiled walls, easy maintenance 'aqua boarding' wall. Ladder style radiator. Ceramic tiled floor. Extractor fan. Double glazed door in outer lobby accessing directly onto private rear garden.

STAIRS TO FIRST FLOOR LANDING

Feature newel posts with original inset spindles and hand rail. Split level character first floor landing. Space for media station. Access to loft.

BEDROOM ONE

15' 6 into bay max" x 10' 3" (4.72m x 3.12m)

Tall double glazed bay windows with inset 'plantation style shutters'. Feature cast iron decorative fireplace surround. Radiator. Wall light points.

BEDROOM TWO

12' 0" x 10' 0" (3.66m x 3.05m)

Double glazed window to rear. Feature cast iron fireplace



surround. Radiator.

BEDROOM THREE

12' 2 max" x 11' 0" (3.71m x 3.35m)

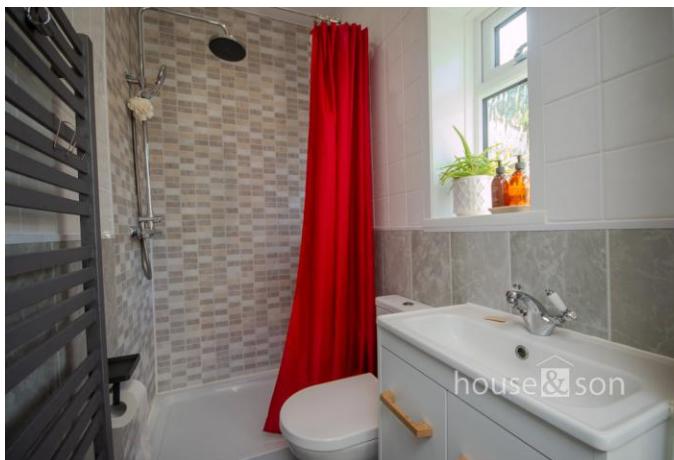
Double glazed window to rear. Outlook over private rear garden. Radiator.

BEDROOM FOUR

9' 8" x 5' 8" (2.95m x 1.73m)

Double glazed window to front. Radiator.







BATHROOM

Obscure double glazed window to side. Bath with side panel and mixer taps over. Fitted thermo 'T' bar mixer shower with over head and hand held attachment. Tiled walls. Vanity unit with inset wash hand basin and storage. Enclosed cistern WC. Heated 'ladder' style chrome finished towel rail. Recessed ceiling downlighters.

REAR GARDEN

A 'Suntrap' Westerly aspect rear garden, fence enclosed with decking and storage area to the side of the property. The remaining garden is easy turf. to the rear, is an outbuilding/shed.



OUTBUILDING SHED

10' 0" x 10' 0 approx" (3.05m x 3.05m)

Separate construction unit with power and lighting ect, ideal work from home/storage. 'L'-shaped.

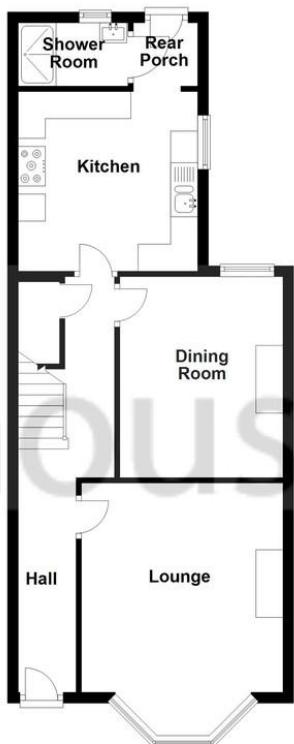
DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

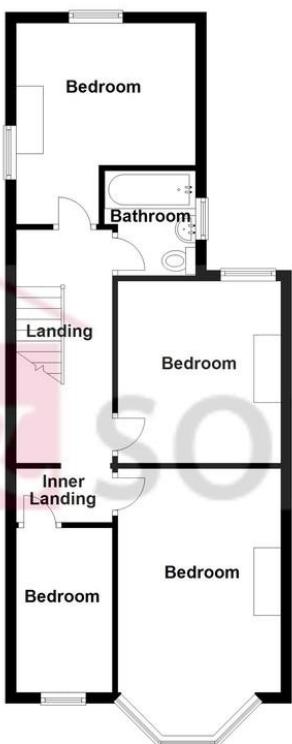
Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.

Ground Floor



First Floor



Total area: approx. 106.9 sq. metres (1150.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

[Find an energy certificate \(I\)](#)

English | [Cymraeg](#)

Energy performance certificate (EPC)

| | | |
|--|---------------|---|
| 12 St Leonards Road Chamfer Bournemouth BH8 8QL | Energy rating | Valid until: |
| | C | 12 August 2035 Certificate number: 9672-3053-9208-6565-6200 |

Property type

Mid-terrace house