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STUDENT HOUSE

With ANNEXE

£390,000



Malmesbury Park Road, Charminster, Bournemouth, BH8 8PX

STUDENT INVESTMENT PROPERTY

- * Semi-Detached House with Annexe * 5 Let Bedrooms *
 - * Lounge & Further Conservatory/Diner * Modern Kitchen *
 - * Annexe with Bedroom, Shower Room & Kitchen Reception *
 - * 111 Sq' M Floor Space * House Having Two Shower Rooms*
 - * GF Cloakroom * EPC D-Rated * Long Driveway to Rear *
- Rental Income of £2,300pcm * Letting for Over 20 Years**

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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.

Malmesbury Park Road, Charminster, Bournemouth, BH8 8PX:

- Front of Property:** Front of property laid to shingle with dropped kerb providing off road frontage parking. Side aspect gates give further vehicular access to the side of the property all the way to the rear. Glazed front entrance door leads into.
- Entrance Hallway:** Plain ceiling, recessed low-level down lighting. Panelled radiator and solid wood flooring.
- Reception Room One (Arranged as a Bedroom):** **12' 8 max' into bay x 11' 10 / 3.86m max' into bay x 3.6m (approx').** Having plain ceiling with recessed low-level down lighting and fitted smoke detector. UPVC double-glazed bay window to front aspect. Panelled radiator & wood flooring.
- Reception Room Two (Living Room):** **12' 10 x 12' 5 / 3.91m x 3.78m (approx').** Having plain ceiling with recessed low-level down lighting and fitted smoke detector. Two UPVC double-glazed windows to side aspect. Two feature panelled radiators. Recessed under stairs storage area, television point and solid wood flooring. Door leads through to:
- Ground Floor Cloakroom:** Having plain ceiling with recessed down lighter point. Frosted UPVC double-glazed window to side aspect. Low level WC, wall mounted wash hand basin with mixer tap, single panelled radiator and tiled flooring.
- Conservatory Dining Room:** **21' 5 max' x 14' 7 max' / 6.52m max' x 4.44m max' (approx').** An L-shaped room having polycarbonate roof, part walled with UPVC double-glazed windows to side and rear aspects. UPVC double-glazed double casement door at rear aspect with further UPVC double-glazed singular door to side aspect. Two panelled radiators, television and media points. Fitted breakfast bar with arch / hatch to kitchen. Solid wood flooring.
- Kitchen:** **12' 11 x 7' 11 / 3.93m x 2.41m (approx').** Having plain ceiling with recessed low-level down lighting and fitted heat detector. Rear aspect window looking onto conservatory and serving arch to side aspect onto conservatory/diner breakfast bar. A range of wall and base mounted units with work surfaces over. Single bowl, single drainer sink unit with mixer tap over. Space for range cooker with stainless steel splash back and matching cooker hood over. Stainless steel drawer fronted units. Wall mounted gas central heating combination boiler. Space & plumbing for washing machine and space for fridge / freezer.
- Staircase from hall to first floor landing***
- Landing:** Plain ceiling, low-level down lighting. Hatch providing access to loft. Solid wood flooring.
- Bedroom One:** **15' 9 max' x 12' 11 max' / 4.8m max' x 3.93m max' (approx').** Having plain ceiling with recessed low-level down lighting. UPVC double-glazed feature bay window to front aspect. Panelled radiator. Solid wood flooring. Door to:
- En-Suite Shower Room:** Having plain ceiling with ceiling light point and fitted extractor. Low level WC and shower cubicle with thermostatic shower valve over. Vanity unit with inset wash hand basin and mixer tap. Chromed ladder style heated towel rail. Fully tiled walls and tiled flooring.
- Bedroom Two:** **12' 11 x 10' / 3.93m x 3.05m max' (approx').** Having plain ceiling with recessed low-level down lighting. Two UPVC double-glazed windows to side aspect. Feature panelled radiator. Solid wood flooring.
- Bedroom Three:** **9' 3 x 8' 1 / 2.82m x 2.46m (approx').** Having plain ceiling with recessed low-level down lighting. UPVC double-glazed window to rear aspect. Radiator. Solid wood flooring.
- Shower Room:** **7' 1 x 5' 2 / 2.16m x 1.57m (approx').** Having plain ceiling with ceiling light point and fitted extractor. Low level WC and double shower cubicle with thermostatic shower valve over. Vanity unit with inset wash hand basin and mixer tap. Chromed ladder style heated towel rail. Fully tiled walls and tiled flooring.

Rear Garden:

Rear garden having side aspect driveway laid to shingle running from frontage to rear garden. Rear garden to a southerly aspect and laid to shingle.

Annexe:

Hallway:

Front door into hallway having plain ceiling with ceiling light point. Wood laminate flooring. Door to bedroom, shower room and door leading to:

Kitchen / Living:

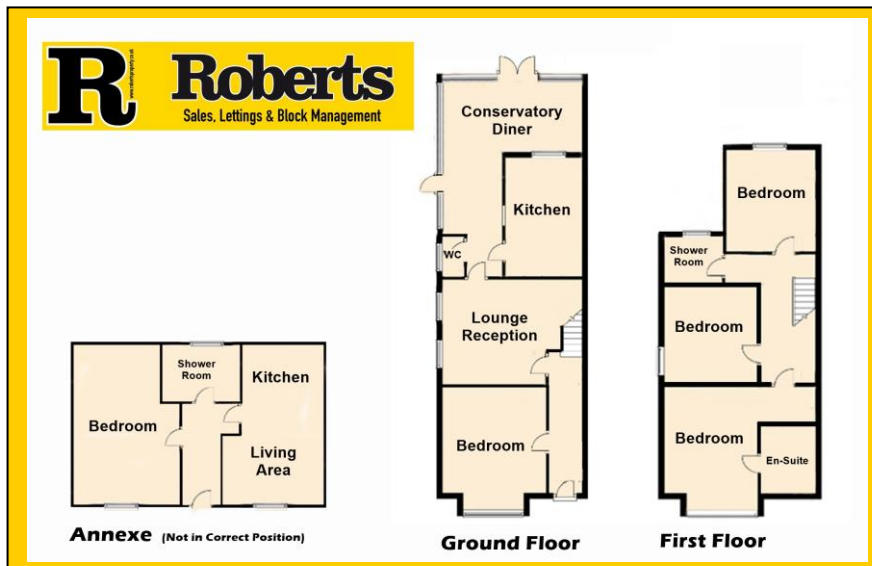
14' 5 x 7' 6 / 4.39m x 2.28m (approx'). Having plain ceiling and railed light point. UPVC double-glazed window to front aspect and wood laminate flooring. Kitchen area.

Bedroom:

14' 7 x 10' 8 / 4.44m x 3.25m (approx'). Having plain ceiling and railed light point. UPVC double-glazed window to front aspect and wood laminate flooring.

Shower Room:

Plain ceiling with railed down light point. UPVC double-glazed frosted window to rear aspect. Fully tiled. Low level WC, pedestal wash hand basin with mixer tap over. Walk in shower cubicle. Tiled flooring.



Annex Accommodation



