

R

www.robertsproperty.co.uk

Roberts

Sales, Lettings & Block Management

MID TERRACE HOUSE

£300,000



Garfield Avenue, Bournemouth, Dorset, BH1 4QT

Ideal Starter Home with No Forward Chain

- * Mid-Terrace House * Three Bedrooms * 105Sq'M*
- * Lounge Through Dining Room * Dual Aspect Kitchen *
- * Bathroom with Bath & Shower * Recently Refurbished*
- * Southerly Garden * Garage Accessed Via Rear Lane *

Council Tax Band B & EPC D-Rated

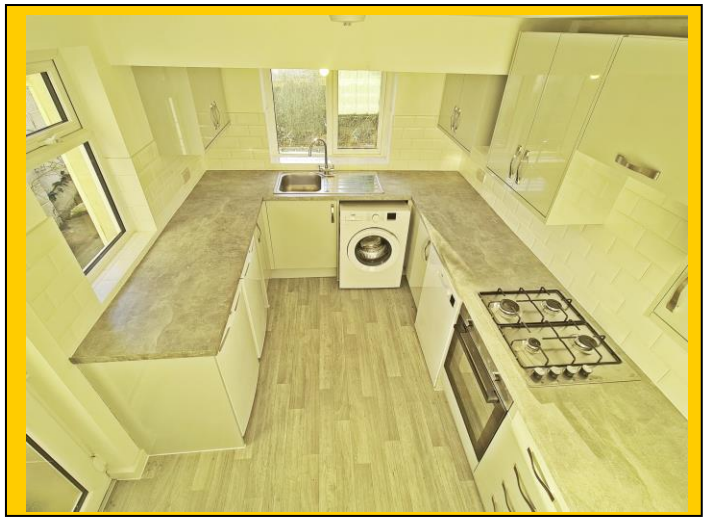
158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

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.

Garfield Avenue, Bournemouth, Dorset, BH1 4QT

UPVC double-glazed front door leads into:

- Entrance Hallway:** Having plain ceiling with two ceiling light points and single panelled radiator. Recessed under stairs storage with electric fuse board and meter. Central heating thermostat.
- Lounge Through Dining Room:** **23' 2 x 11' 8 / 7.06m x 3.55m (approx').**
Lounge Area: 11' 8 x 10' 6 / 3.56m x 3.30m (approx'). Having plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator and feature fire surround with living flame effect gas fire (untested). Television/media point.
Dining Area: 12' 6 x 9' 7 / 3.81m x 2.92m (approx'). Having plain ceiling with ceiling light point. UPVC double-glazed casement doors to garden with high level window over. Single panelled radiator.
- Kitchen:** **11' 2 x 7' 5 / 3.39m x 2.27m (approx').** Having plain ceiling with two ceiling light points. UPVC double-glazed windows to side and rear aspects with glazed door providing access to garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated stainless steel electric oven with four burner gas hob and cooker hood over. Space and plumbing for washing machine, space and plumbing for dish washer, space for under counter fridge and freezer. Splash back tiling.
- Staircase from entrance hallway to first floor landing***
- Landing:** Being split level with plain ceiling and two ceiling light points. Recessed under stairs storage area. Mains wired smoke detector.
- Bedroom One:** **12' x 9' 6 / 3.67m x 2.90m (approx').** Having plain with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.
- Bedroom Two:** **11' 2 x 9' 6 / 3.39m x 2.90m (approx').** Having plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator.
- Bathroom:** **11' 2 x 7' 5 / 3.39m x 2.27m (approx').** Having plain ceiling with recessed down lighting and fitted extractor. UPVC double-glazed frosted window to rear aspect. Panelled bath, low level WC and vanity unit with inset wash hand basin with storage under. Shower cubicle with thermostatic shower valve. Cupboard housing gas central heating combination boiler with further storage.
- Inner Lobby:** Having UPVC double-glazed window to front aspect. Stairs to second floor.
- Bedroom Three:** **13' 6 x 13' 4 / 4.12m x 4.06m (approx').** With open plan style balustrade, sloping ceilings with recessed down lighting and mains wired smoke detector. Velux window to rear aspect with further recessed floor level Velux window to front aspect. Access to loft eaves. Double panelled radiator.
- Outside:** Fenced front garden laid to shingle with pathway to front door. Rear garden being fenced with an area of wood decking. Requires landscaping. Access to good-sized well-thought-out garage with angled up-and-over door accessible via service road to rear. Window facing garden with garden door access.



Ground Floor

First Floor

105 Square Metres
1130 Square Feet

Second Floor

