

# R

www.robertsproperty.co.uk

# Roberts

Sales, Lettings & Block Management

**SEMI-DETACHED HOUSE**

**£325,000**



**Capstone Road, Charminster, Bournemouth, Dorset, BH8 8RY**

- \* **Semi Detached House \* 128 Sq' Metres \***
- \* **Three Bedrooms & Three Reception Rooms \***
- \* **Ground Floor Wet Room \* First Floor Cloakroom \***
- \* **Driveway, Garage/Workshop & Southerly Garden \***
- \* **Requiring Modernisation \* Vacant & Chain Free \***
- Council Tax Band C. EPC E-Rating**

**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.

**Capstone Road, Charminster, Bournemouth, Dorset, BH8 8RY:**

UPVC double-glazed front door leads via porch with feature tiled flooring and via secondary door into:

**Entrance Hallway:** Having textured ceiling with ceiling light point. Night storage heater. Cupboard housing electric meter and consumer unit. Under stairs storage.

**Reception Room One:** **12' 6 x 12' / 3.80 x 3.66m (approx')**. Having coved and textured ceiling with ceiling light point. Feature UPVC double-glazed bay window to front aspect. Night storage heater.

**Reception Room Two:** **12' 1 x 10' 6 / 3.69m x 3.20m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Night storage heater and wood laminate flooring.

**Kitchen:** **11' 3 x 9' 3 / 3.42m x 2.83m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to side aspect with further UPVC double-glazed side aspect door to garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and connection for gas cooker. Space and plumbing for washing machine, space and plumbing for slimline dishwasher and space for fridge / freezer. Wall mounted hot water boiler. Inner lobby leading to wet room and:

**Sun Room:** **11' 6 x 11' 2 / 3.51m x 3.40m (approx')** Plain ceiling with ceiling light point and two wall light points. UPVC double-glazed window to side aspect and UPVC double-glazed sliding patio doors to garden. Night storage heater.

**Wet Room:** **10' 3 x 5' 4 / 3.12m x 1.66m (approx')**. Having textured ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Fitted thermostatic shower valve and floor drainer. Low level WC and wall mounted wash hand basin. Fully tiled walls, electric towel rail and blower heater.

***Staircase from hallway to first floor landing***

**Landing:** Textured ceiling with two ceiling light points. Hatch provides access to loft.

**Bedroom One:** **15' 10 x 12' / 4.84m x 3.66m (approx')**. Having textured ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect with further UPVC double-glazed front aspect window. Night storage heater. Fitted vanity unit with inset wash hand basin.

**Bedroom Two:** **12' 1 x 10' 6 / 3.69m x 3.20m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Night storage heater, pedestal wash hand basin and fitted wardrobes.

**Bedroom Three:** **13' 4 x 9' 3 / 4.07m x 2.83m (approx')**. Having coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Vanity unit with inset wash hand basin.

**Cloakroom:** Having ceiling light point. Plastic clad walls & louvre window. Low level WC.

**Outside:** **Front garden** driveway provides off road parking via dropped kerb. Side aspect double gates leading via hard standing to garage.

**Rear garden** to a southerly aspect with an area of decking, patio and established borders.

**Garage:**

**17' 3 x 9' 11 / 5.26m x 3.02m (approx')**. With pitch tiled roof, up-and-over door and further side aspect door. Light point.



