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Sales, Lettings & Block Management

**SEMI-DETACHED HOUSE**

**£365,000**



**Bennett Road, Charminster, Bournemouth, Dorset, BH8 8RL**

## **Family-Sized Semi-Detached House**

- \* Three Double Bedrooms \* Two Reception Rooms \*
- \* Kitchen/Diner \* Bathroom & GF Cloakroom \*
- \* Frontage Parking for Two Cars Side-by Side \*
- \* Lawned Rear Garden \* No Forward Chain \*
- \* **EPC D-Rated** \* **Council Tax Band C** \*

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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 & bay windows where appropriate.

## **Bennett Road, Charminster, Bournemouth, Dorset, BH8 8RL:**

UPVC double glazed front door leads into:

- Entrance Hallway:** Textured ceiling with two light points and picture rail. Recessed under stairs storage and wood laminate flooring.
- Lounge Reception Room:** **15' 1 max' into bay x 12' / 4.59m max' into bay x 3.66m (approx')**. Having textured ceiling with ceiling light point and picture. UPVC double-glazed feature bay window to front aspect and double panelled radiators to bay. Television/media point. Wood laminate flooring.
- Dining Room (Arranged as a Guest Bedroom):** **11' 2 x 9' 7 / 3.4m x 2.91m (approx')**. Having textured ceiling with ceiling light point and picture. UPVC double-glazed window to rear aspect. Single panelled radiator. Cupboard housing gas central heating combination boiler. Wood laminate flooring.
- Kitchen:** **11' 6 x 10' 7 / 3.51m x 3.22m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to side aspect and UPVC double-glazed door providing access to garden. A range of wall and base mounted units with work surfaces over and unit under lighting. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood over. Space for fridge freezer and space and plumbing for dishwasher. Splash back tiling, tiled flooring and fitted breakfast bar. Door leading to:
- Utility Area:** Having textured ceiling, light point and rear aspect window. Space and plumbing for washing machine with shelf above. Door leading to:
- Ground Floor Shower Room:** Plain ceiling, down light point and UPVC double-glazed frosted window to rear aspect. Shower cubicle with fitted shower unit over. Wash hand basin, fully tiled walls and tiled flooring.
- Staircase from hallway to first floor landing***
- Landing:** Having textured ceiling, ceiling light point and picture rail. Double panelled radiator and wood laminate flooring. Hatch providing access to loft.
- Bedroom One:** **15' 1 max' into bay x 10' 8 / 4.59m max' into bay x 3.25m (approx')**. Textured ceiling with ceiling light point. UPVC double-glazed feature bay windows to front aspect. Single panelled radiator, fitted wardrobe & wood laminate flooring.
- Bedroom Two:** **12' 10 x 9' 7 / 3.91m x 2.92m (approx')**. Having textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator, fitted wardrobe & wood laminate flooring.
- Bedroom Three:** **11' 6 x 10' 8 / 3.51m x 3.25m (approx')**. Having textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator, fitted wardrobe and wood laminate flooring.
- Bathroom:** Having plain ceiling with ceiling light point. UPVC double-glazed frosted window to front aspect. Panelled bath with shower mixer tap over. Pedestal wash hand basin and low-level WC. Fully tiled walls and tiled flooring.
- Outside:** Front of property being laid to hard standing providing off road parking for two vehicles via dropped kerb. Side access gate to rear garden which is laid to patio slab and the remainder laid to lawn.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

