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Roberts

Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£325,000



Glenville Road, Ensbury Park, Bournemouth, Dorset, BH10 5DD

Semi-Detached Family-Sized House

- * Three Bedrooms * Two Reception Rooms *
- * Modern Kitchen * Good-Sized Bathroom *
- * 100ft Rear Garden * Driveway Parking *
- * GCH * UPVC D/G * 79 Square Metres *
- Council Tax Band C & EPC C-Rated**

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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.

Glenville Road, Ensbury Park, Bournemouth, Dorset, BH10 5DD:

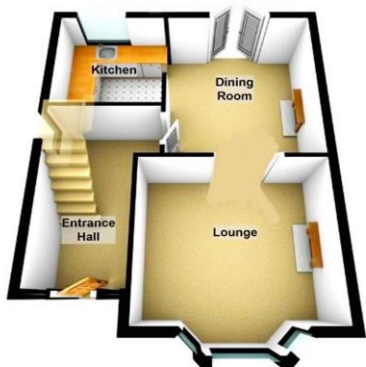
Sheltered front entrance storm porch leads via front door into:

- Entrance Hallway:** Having textured ceiling with ceiling light point. Full length floor to ceiling frosted windows to front aspect. Double panelled radiator with further single panelled radiator and central heating thermostat. Recessed under stair storage with telephone point and UPVC double-glazed window to side aspect. Wood laminate flooring and wall mounted electrics consumer unit.
- Lounge Reception Room:** **12' 5 max' into bay x 12' 2 / 3.78m max' into bay x 3.71m (approx')**. Having coved and textured ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Recessed fire surround with elevated hearth. Double panelled radiator and TV/media point. Archway leads through to.
- Dining Room:** **12' 1 x 10' 8 max' into recess / 3.68m x 3.25m max' into recess (approx')**. Having coved and textured ceiling with ceiling light point. UPVC double-glazed double casement doors leading to rear garden. Double panelled radiator and wood laminate flooring. Archway leads through to:
- Kitchen:** **7' 10 x 7' 5 / 2.39m x 2.26m (approx')**. Having panelled ceiling with ceiling light point. UPVC double-glazed window to rear aspect. A range of wall & base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap over. Space and plumbing for gas cooker. Space and plumbing for washing machine and space for fridge / freezer. Splash back tiling and wood laminate flooring.
- Staircase from hallway to first floor landing***
- Landing:** At half landing UPVC double-glazed window to side aspect. At landing level textured ceiling with ceiling light point.
- Bedroom One:** **13' max' into bay x 9' 6 / 3.96m max' into bay x 2.9m (approx')**. Having coved and textured ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Single panelled radiator. Two built-in wardrobes with hanging rail and further shelved storage over.
- Bedroom Two:** **12' 1 x 9' 7 / 3.68m x 2.92m (approx')**. Having coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator. Two built-in mirror fronted wardrobes with hanging rail and shelved storage over.
- Bedroom Three:** **7' 5 x 6' 10 / 2.26m x 2.08m (approx')**. Having textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator.
- Bathroom:** **7' 11 x 7' 4 / 2.41m x 2.24m (approx')**. Having panelled ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Panelled bath with handrails and shower mixer tap over. Low-level WC, pedestal wash hand basin with mixer tap over and tiled walls. Heated ladder style towel rail. Airing cupboard housing gas central heating combination boiler and shelved storage over.
- Outside:** Driveway provides off road parking. Front garden laid to lawn with walled frontage. Side access gate provides access to:
Rear garden laid partially to elevated sun decking, the remainder laid to lawn. Approximately 100ft depth. Brick storage shed.



79 Square Metres
850 Square Feet

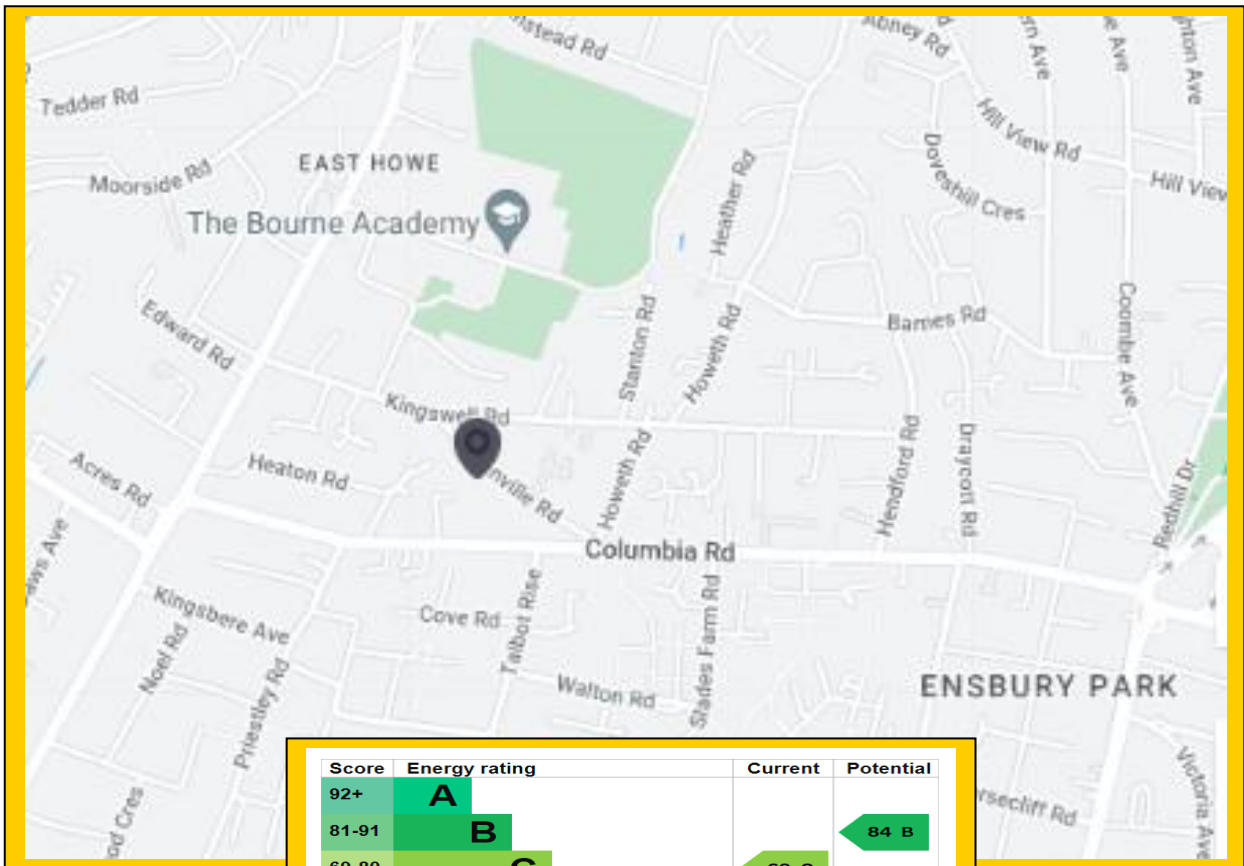
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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		