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Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£325,000



Nortoft Road, Charminster, Bournemouth, Dorset, BH8 8PY

- * **Semi-Detached House with Detached Annexe** *
 - * Two Bedrooms * Two Reception Rooms *
 - * Kitchen/Diner * GF Shower Room * FF Bathroom *
 - * Studio Annexe with Kitchenette & Shower Room *
 - * Driveway Parking * Garden & Annexe Courtyard *
- Council Tax Bands C & A * EPC D-Rated * 102 Sq'M**

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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.

Nortoft Road, Charminster, Bournemouth, Dorset, BH8 8PY:

UPVC double-glazed side aspect door leads into:

Entrance Hallway: Being L-shaped and having plain ceiling with ceiling light point and further low-level down lighting. Mains wired smoke detector and central heating thermostat. Access to under stair storage which also houses electric meter with consumer unit. Wood laminate flooring and single panelled radiator.

Lounge Reception Room: **13' 8 x 12' / 4.17m max' into bay x 3.66m (approx')**. Plain naturally coved ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Single panelled radiator and TV / media point.

Reception Room Two: **11' 1 x 8' 10 / 3.38m x 2.69m (approx')**. Having plain ceiling with recessed low level down lighting. Two UPVC double-glazed windows to side aspect. Single panelled radiator and TV / media point.

Inner Lobby: Having plain ceiling with ceiling light point. Cupboard housing gas central heating combination boiler. Door leads through to:

Ground Floor Shower Room: **5' x 4' 5 / 1.52m x 1.35m (approx')**. Having plain ceiling with recessed low-level down lighting and extractor fan. Frosted UPVC double-glazed window to side aspect. Corner mounted shower cubicle with fitted thermostatic shower. Vanity unit with inset corner wash hand basin. Low level WC chromed heated ladder style towel rail and fully tiled walls.

Kitchen / Diner: **12' 6 x 12' / 3.81m x 3.66m (approx')**. Having plain ceiling with recessed low-level down lighting. UPVC double-glazed double doors leading to rear garden. 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 washing machine, space and plumbing for dishwasher and space for fridge freezer. Space for electric cooker with cooker hood over. Splash back tiling and two single panelled radiators.

Staircase from entrance lobby to first floor landing

First Floor Landing: UPVC double-glazed window to side aspect. L-shaped landing with plain ceiling with ceiling light point and recessed low-level down lighting. Mains wired smoke detector, single panelled radiator and hatch providing access to loft space.

Bedroom One: **13' 4 x 12' 1 / 4.06m max' into bay x 3.68m (approx')**. Having plain coved ceiling with recessed low level down lighting. Two UPVC double-glazed windows to front aspect. Single panelled radiator & TV point.

Bedroom Two: **11' 3 x 9' 3 / 3.43m x 2.82m (approx')**. Having plain coved ceiling with ceiling light point & UPVC double-glazed window to rear aspect. Single panelled radiator & vanity unit with inset wash hand basin.

Bathroom: **6' 5 x 6' 1 / 1.96m x 1.85m (approx')**. Plain ceiling with recessed low-level down lighting. Frosted UPVC double-glazed window to rear aspect. Panelled bath with handrails and shower mixer tap. Low-level WC, pedestal wash hand basin, fully tiled walls and ladder style towel rail.

Outside: Driveway provides off road parking for two / three vehicles in tandem. Walled front garden with screening hedges laid partially to lawn. Rear garden being well presented, secluded and secure. Laid partially to patio with the remainder laid to lawn.

Detached Annexe / Studio:

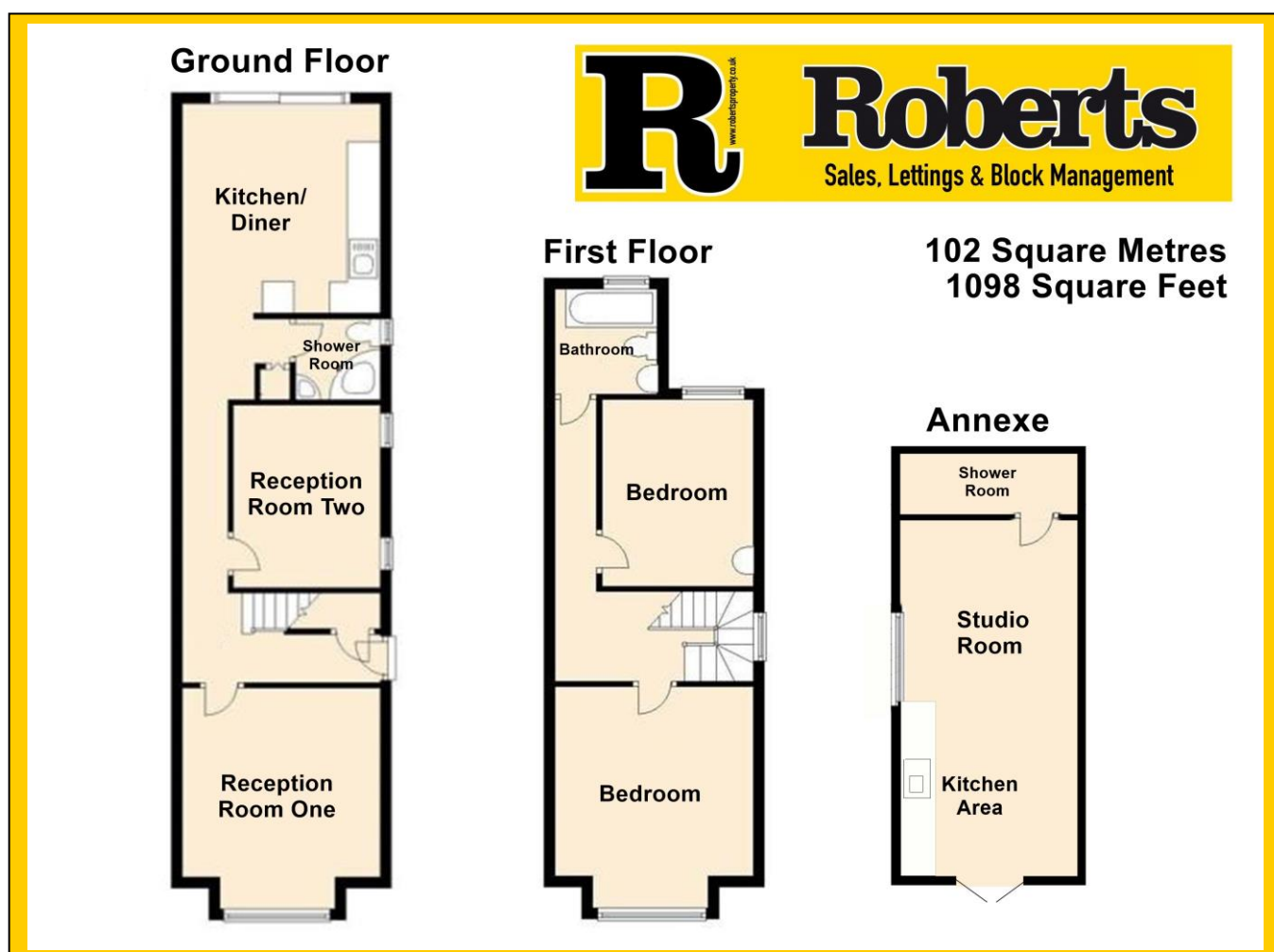
UPVC double-glazed doors leading into:

Studio Area:

22' 2 x 9' 8 / 6.76m x 2.95m (approx'). Having pitched roof. Plain ceiling with low-level down lighting and UPVC double-glazed window to side aspect. TV / media point, wall mounted convector heater and wood laminate flooring. Kitchenette with single bowl single drainer sink unit, work surfaces and storage cupboards over and under. Space for electric cooker and space and plumbing for washing machine.

En-Suite Shower:

9' 9 x 3' / 2.97m x 0.91m (approx'). Plain ceiling, recessed low level down lighting & extractor fan. Frosted UPVC double-glazed window to rear aspect. Vanity unit, inset wash hand basin, double shower cubicle with electric shower and low-level WC. Wall mounted electric blower heater, chromed heated ladder style towel rail.





Annexe Accommodation

