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Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£305,000



Tweeddale Road, Bournemouth, BH9 3LN

Semi-Detached House with No Forward Chain

- * Three Double Bedrooms * 91 Sq' M of Floor Space *
- * Lounge Through Dining Room * Good Sized Kitchen *
- * Driveway for 2/3 Cars * Garage * 70ft Lawned Garden *
- * Property Requires Modernisation * Vacant Possession *

Council Tax Band C. EPC D-Rated

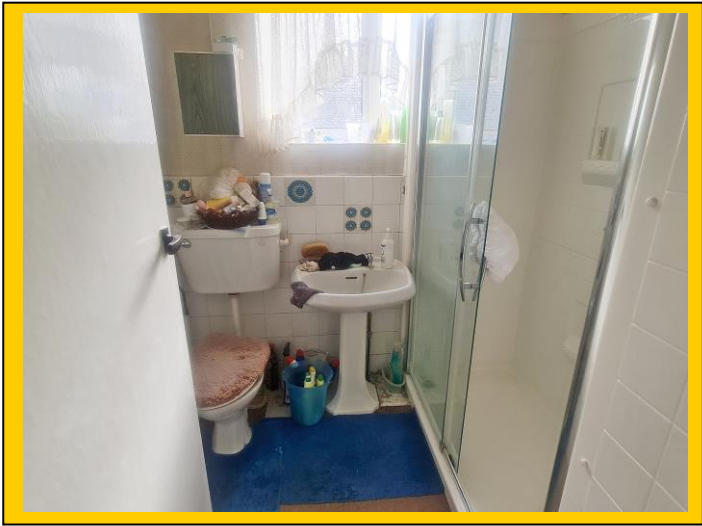
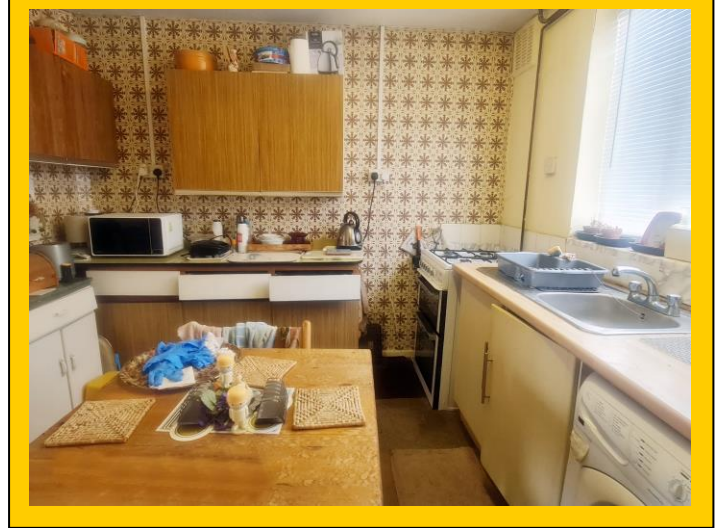
158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

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.

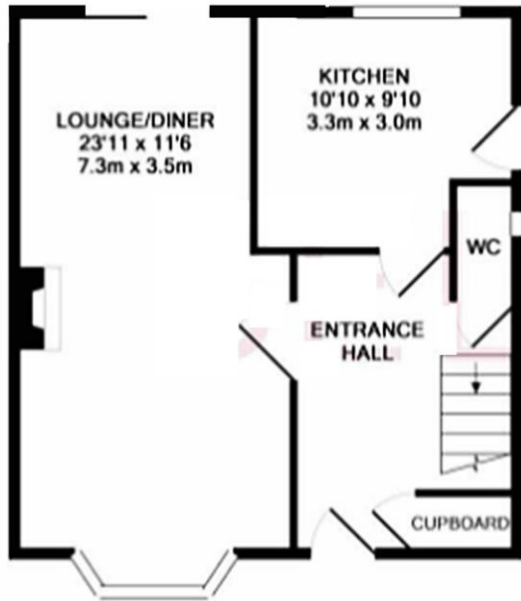
Tweedale Road, Bournemouth, BH9 3LN:

UPVC double-glazed front door leads into:

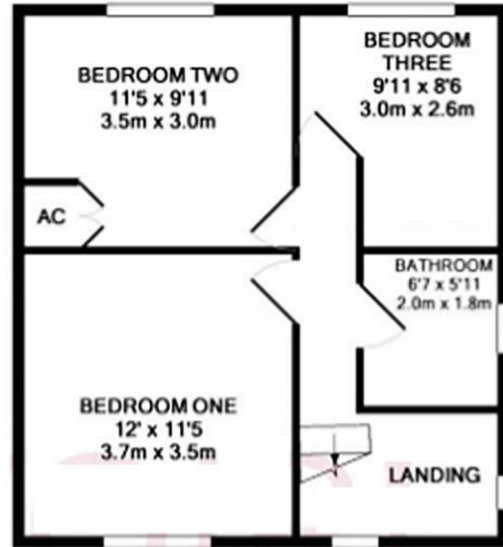
- Entrance Hallway:** Having textured ceiling with ceiling light point. Access to under stairs storage cupboard housing electric meter, gas meter and electrics consumer unit. Single panelled radiator. Door gives access to:
- Ground Floor Cloakroom:** Having textured ceiling with ceiling light point. High level frosted UPVC double-glazed window to side aspect. Low level WC.
- Lounge / Diner:** **23' 11 x 11' 6 / 7.3m x 3.5m (approx')**
Having textured ceiling with two ceiling light points. UPVC double-glazed bay window to front aspect and UPVC double-glazed window to rear aspect with casement doors to garden. Fire surround with fitted gas fire and two single panelled radiators. Television point and telephone point.
- Kitchen:** **10' 10 x 9' 10 / 3.3m x 3m (approx')**
Having papered ceiling with ceiling light point. UPVC double glazed window to rear aspect and 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. Space and connection for gas cooker and space and plumbing for washing machine. Space for fridge freezer. Splash back tiling and double panelled radiator. Cupboard housing gas central heating boiler.
- Staircase from hall to first floor landing***
- Landing:** At half landing level UPVC double-glazed window to side aspect. At three-quarter landing further UPVC double-glazed window to front aspect. At landing level textured ceiling with ceiling light point. Hatch provides access to loft.
- Bedroom One:** **12' x 11' 5 / 3.7m x 3.5m (approx')**. Having papered ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator. Fitted bedroom storage furniture.
- Bedroom Two:** **11' 5 x 9' 11 / 3.5m x 3m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator. Fitted bedroom storage furniture.
- Bedroom Three:** **9' 11 x 8' 6 / 3m x 2.6m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.
- Shower Room:** **6' 7 x 5' 11 / 2m x 1.8m (approx')**
Having plain ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Shower cubicle with electric shower over. Pedestal wash hand basin, low-level WC and tiled walls. Single panelled radiator and electric heater.
- Front of Property:** Wide driveway provides off road parking for two / three vehicles in tandem via dropped kerb. This provides access to garage.
- Rear Garden:** 70ft rear garden laid to lawn with an array of mature and established trees, bushes and shrubs.



91 Square Metres
980 Square Ft



Ground Floor



First Floor

