



Roberts

Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£385,000



Henville Road, Charminster, Bournemouth, Dorset, BH8 8PE

- * Semi-Detached House * 109 Sq' M ***
- * Contemporary Yet Characterful * 3-Bedrooms ***
- * Two Reception Rooms * Attic/Hobbies Room ***
- * Newly Fitted Kitchen, Bathroom & En-Suite ***
- * Rear Garden * Parking for One/Two Vehicles ***
- * EPC D-Rated * Council Tax Band C ***

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 and bay windows where appropriate.

Henville Road, Charminster, Bournemouth, Dorset, BH8 8PE:

UPVC double-glazed front door leads into:

Entrance Hallway: Plain ceiling with ceiling light point and mains wired smoke detector. Under stairs storage cupboard housing electrics consumer unit. Single panelled radiator and wood laminate flooring.

Lounge Reception Room: **15' 2 x 12' 4 / 4.62m x 3.77m (approx').** Plain ceiling with recessed down lighting. UPVC double-glazed bay window to front aspect. Double panelled radiator, fire surround and TV / media point. Wood laminate flooring.

Dining Room: **11' x 10' 4 / 3.36m x 3.16m (approx').** Plain ceiling with recessed down lighting. UPVC double-glazed window to side aspect. Double panelled radiator and wood laminate flooring.

Kitchen / Breakfast Room: **16' 5 x 7' 5 / 5.01m x 2.25m (approx').** Plain ceiling with recessed down lighting. UPVC double-glazed windows to side and rear aspects. UPVC double-glazed casement door leading to rear garden. A range of wall and base mounted units with marbled work surfaces and matching wall boarding. Single bowl sink unit with integrated drainer. Integrated one-and-a-half electric oven and induction hob. Integrated wine cooler and integrated washing machine and slimline dishwasher. Cupboard housing gas central heating combination boiler. Tiled flooring.

Staircase from entrance hallway to first floor landing

First Floor Landing: Split level landing with plain ceiling, ceiling light point and fitted smoke detector.

Bedroom One: **15' 2 x 10' 5 / 4.62m x 3.18m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Feature panelled wall and double panelled radiator. Door leading to:

En-Suite Shower Room: Plain ceiling with ceiling light point. Frosted UPVC double-glazed window to front aspect. Fully tiled walls and flooring. Low level WC with integrated wash hand basin. Shower cubicle with thermostatic shower valve.

Bedroom Two: **11' x 10' 5 / 3.36m x 3.17m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Feature panelled wall. Double panelled radiator.

Bedroom Three: **10' 1 x 7' 5 / 3.07m x 2.27m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

Bathroom: Plain ceiling with ceiling light point and fitted extractor. Panelled bath, glass shower screen, mixer tap and thermostatic shower valve. Fully tiled walls and flooring. Low level WC. Vanity unit with inset wash basin. Heated towel rail.

Staircase from first floor landing to second floor

Attic / Hobbies Room: **12' 9 x 12' 8 / 3.89m x 3.86m (approx').** Plain sloping ceiling with fitted Velux window. Access to loft eaves storage.

Outside: Walled front garden laid to hard standing. Shared driveway leading to tandem parking for one/two vehicles. Rear garden laid to patio with an area of lawn (re-seeded) with established tree and fenced boundaries.



