



Roberts

Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£365,000



Stewart Road, Charminster, Bournemouth, Dorset, BH8 8NU

- * Semi-Detached Family House * 104 SqM ***
- * Three Double Bedrooms (No Box Room / Single) ***
- * Feature Lounge Through Dining Room ***
- * Dual Aspect Kitchen / Breakfast Room ***
- * GF Cloakroom * Newly Fitted Bathroom ***
- * Driveway Parking & Lawned Rear Garden ***
- * 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 and bay windows where appropriate.

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Front of property laid to tarmac providing parking for two vehicles parked side by side with electric car charge point. Front aspect recently re-pointed. Side access pathway leading via gate to rear garden. Recently replaced composite double glazed front door leads into:

<u>Entrance</u>	Naturally coved textured ceiling with two ceiling light points & dado rail. Single panelled radiator and wood laminate flooring. Under stair storage & access to:
<u>Hallway:</u>	
<u>Ground Floor</u>	
<u>Cloakroom:</u>	Plain coved sloping ceiling with light point. Wall mounted wash hand basin with mixer tap and splashback tiling. Low-level WC and tiled flooring.
<u>Lounge:</u>	<u>14' x 11' 4 / 4.27m x 3.46m (approx').</u> Coved and textured ceiling with ceiling light point and picture rail. UPVC double-glazed feature bay window to front aspect. Wall mounted fire point, double panelled radiator. TV/media point. Wood laminate flooring. Archway to:
<u>Dining Room:</u>	<u>11' 10 x 9' 5 / 3.62m x 2.87m (approx').</u> Coved and textured ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect and double panelled radiator. Wood laminate flooring.
<u>Kitchen /</u>	
<u>Breakfast</u>	
<u>Room:</u>	<u>14' 3 x 8' 11 / 4.35m x 2.72m (approx').</u> Plain coved ceiling with recessed low level down lighting. UPVC double-glazed window to side aspect. Recently replaced UPVC double-glazed double casement doors to garden. Range of wall and base mounted units, work surfaces and fitted breakfast bar. Single bowl single drainer sink unit with mixer tap. Integrated stainless steel electric oven with four-burner gas hob and cooker hood. Integrated dishwasher, space for fridge/freezer and space and plumbing for washing machine. Cupboard housing gas central heating combination boiler. Tiled splash-back and tiled flooring.
<i>Staircase from hall to first floor landing</i>	
<u>Landing:</u>	Coved and textured ceiling with ceiling light point. Re-sized hatch gives access to partially boarded loft via newly fitted pull-down ladder.
<u>Bedroom One:</u>	<u>14' x 10' 3 / 4.27m x 3.13m (approx').</u> Coved and textured ceiling with ceiling light point and picture rail. UPVC double-glazed feature bay window to front aspect. Single panelled radiator.
<u>Bedroom Two:</u>	<u>11' 11 x 9' 4 / 3.62m x 2.85m (approx').</u> Coved and textured ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Single panelled radiator.
<u>Bedroom Three:</u>	<u>14' 3 x 8' 11 / 4.35m x 2.72m (approx').</u> Coved and textured ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Single panelled radiator.
<u>Bathroom:</u>	Newly fitted with coved and textured ceiling and recessed low level down lighting and picture rail. Frosted UPVC double-glazed window to front aspect. Panelled bath, fitted glass shower screen and shower mixer tap over. Vanity unit with inset wash hand basin and low-level WC. Tiled walls, wood effect composite flooring and feature panelled radiator.
<u>Rear Garden:</u>	Laid partly to patio with the remainder laid to elevated lawn with established trees and screening bushes and shrubs. Recently erected garden shed. Shingled area to garden recess.



