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# Roberts

Sales, Lettings & Block Management

**Freehold Maisonette**

**£300,000**



**Shaftebury Road, Bournemouth, Dorset, BH8 8SU**

- **Ground, First & Second Floor**
- **Five Double Bedrooms**
- **Bathroom & Two Cloakrooms**
- **Lounge & Separate Kitchen**
- **Frontage Parking**
- **Southerly Lawned Garden**
- **Ex-Rental, Requires Updating**
- **No Forward Chain**

- **Freehold with Benefit of Lease to the GF Neighbouring Flat**
- **70% of Maintenance**
- **Ground Rent Nil**
- **EPC D, Council Tax C**
- **124 Sq'M / 1335 Sq'Ft**
- **No Forward Chain**

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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.

## **Shaftebury Road, Bournemouth, Dorset, BH8 8SU:**

Large, sheltered storm porch leads via private entrance side doorway into:

- Entrance Hallway:** Plain naturally coved ceiling, ceiling light point, emergency lighting linked to smoke detector. Recess with alarm panel. Door to:
- Cloakroom:** Textured ceiling, light point, low level WC and wash hand basin.
- Reception Room One:** **14' 9 x 11' 2 / 4.50m x 3.40m (approx')**. Wood panelled ceiling with ceiling light point and mains wired smoke detector. Single-glazed bay window to front aspect. Fire surround and radiator.
- Bedroom Two:** **14' 2 x 11' 11 / 4.32m x 3.63m (approx')**. Panelled ceiling, ceiling light point and mains wired smoke detector. UPVC double-glazed bay window to front aspect. Radiator.

### ***Staircase from entrance hallway to first floor landing***

- First Floor Landing:** Frosted feature side aspect window. Papered ceiling, ceiling light point and mains wired smoke & heat detector. Fitted cupboard.
- Kitchen:** **11' 6 x 7' 10 / 3.51m x 2.39m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. A range of wall and base mounted units with work surfaces over. Two single bowl single drainer sink units. Space and connection for gas cooker. Space and plumbing for washing machine, space for fridge/freezer and wall mounted gas central heating combination boiler. Splash back tiling.
- Bedroom One:** **14' 9 x 11' 2 / 4.50m x 3.40m (approx')**. Suspended ceiling with ceiling light point and UPVC double-glazed bay window to front aspect. Radiator. Wash hand basin.
- Bedroom Three:** **11' 11 x 11' 2 / 3.63m x 3.40m (approx')**. Plain naturally coved ceiling with ceiling light point. UPVC double-glazed window to front aspect. Radiator. Wash hand basin.
- Bedroom Four:** **11' 2 x 10' 4 / 3.40m x 3.15m (approx')**. Plain ceiling & ceiling light point. UPVC double-glazed window to rear. Radiator. Wash basin.
- Bathroom:** Textured ceiling, ceiling light point and frosted window to side aspect. Panelled bath, wash hand basin & shower cubicle with electric shower. Tiled walls and ladder style heated towel rail.
- Separate Cloakroom:** Having textured ceiling, ceiling light point and single-glazed frosted window to side aspect. Low-level WC & pedestal wash hand basin.

### ***Staircase from first floor landing to second floor landing and door to:***



**Bedroom Five:**

**20' 6 x 13' 1 / 3.12m x 1.91m (approx').**

Irregular U-shaped room with dual aspect. Plain ceiling, ceiling light point with UPVC double-glazed window to side aspect and Velux window to rear aspect. Access to loft eaves. Fitted cupboard.

**Outside:**

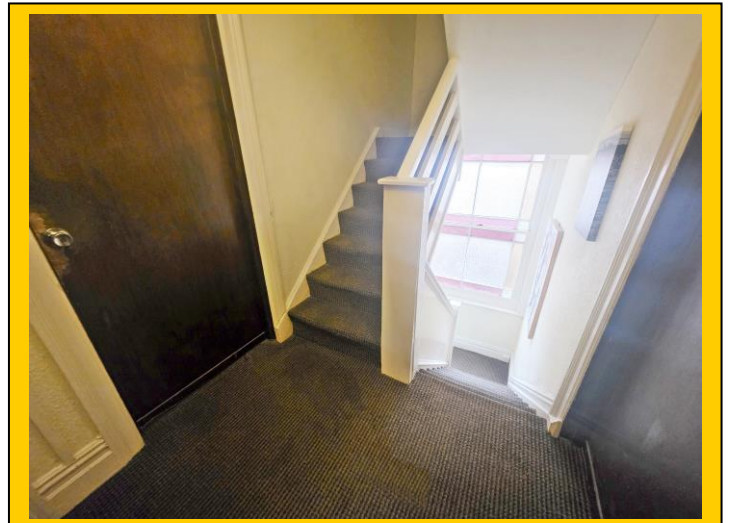
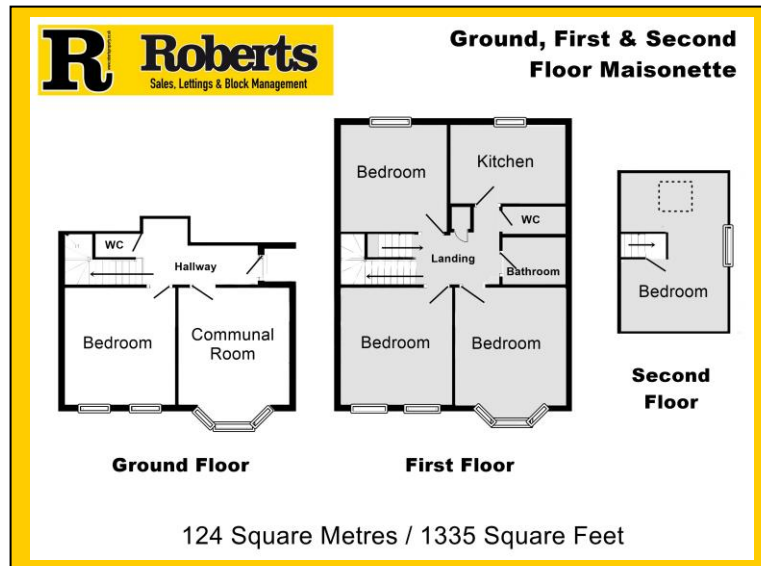
Dropped pavement providing access to frontage parking. South facing area of rear garden laid to lawn with fenced boundaries.

**Tenure:**

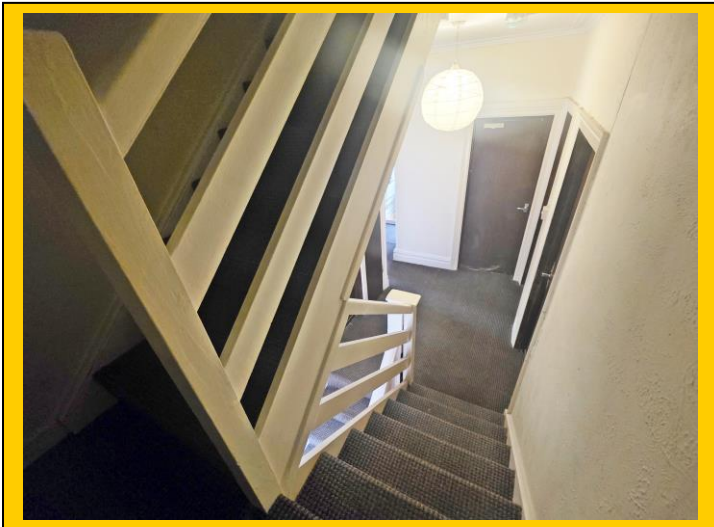
Freehold with the benefit of a lease to the neighbouring flat

**Maintenance:**

70% as and when with the neighbouring property







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |