



Roberts

Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£375,000



Avon Road, Charminster, Bournemouth, Dorset, BH8 8SF

- * Semi Detached House * 134 Sq' Metres ***
- * Three Double Bedrooms * Two Reception Rooms ***
- * Kitchen / Breakfast Room * GF Cloakroom ***
- * Family Bathroom & En-Suite Shower Room ***
- * Driveway & Garage * Well Presented Rear Garden ***
- Council Tax Band C. EPC D-Rating**

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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.

Avon Road, Charminster, Bournemouth, Dorset, BH8 8SF:

UPVC composite front door leads into:

<u>Entrance Hallway:</u>	Plain coved ceiling with recessed down lighting and dado rail. Recessed under stairs storage area housing electric meter and consumer unit. Wood laminate flooring and single panelled radiator.
<u>Reception Room One:</u>	<u>14' 4 x 11' 10 / 4.37m x 3.60m (approx').</u> Plain coved ceiling with ceiling light point and dado rail. UPVC double-glazed feature bay window to front aspect. Feature fire surround with living flame effect gas fire. Double panelled radiator and TV/media point. Wood laminate flooring.
<u>Reception Room Two:</u>	<u>12' 11 x 9' 7 / 3.94m x 2.91m (approx').</u> Plain coved ceiling with ceiling light point and dado rail. UPVC double-glazed window to rear aspect. Double panelled radiator and wood laminate flooring.
<u>Kitchen / Breakfast Room:</u>	<u>19' 4 x 10' 6 / 5.89m x 3.20m (approx').</u> Plain coved ceiling with recessed low level down lighting. Two UPVC double-glazed window to side aspect with UPVC double-glazed double patio doors to garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit. Integrated electric oven, electric hob and cooker hood. Space for fridge freezer, space and plumbing for washing machine and dishwasher. Wall mounted gas central heating boiler. Airing cupboard with hot water cylinder. Splashback tiling, wood laminate flooring and radiator.
<u>GF Cloakroom:</u>	Having plain coved ceiling with light point and UPVC double-glazed frosted window to rear aspect. Low-level WC, wall mounted wash hand basin and single panelled radiator. Wood laminate flooring.
<i>Staircase from hallway to first floor landing</i>	
<u>Landing:</u>	A split-level landing area with plain ceiling and recessed down lighting.
<u>Bedroom One:</u>	<u>16' 5 x 10' 6 / 5.00m x 3.20m (approx').</u> Plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.
<u>En-Suite:</u>	<u>7' 8 x 4' 9 / 2.34m x 1.45m (approx').</u> Plain coved ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Fully tiled walls combining double walk-in shower with thermostatic shower valve. Close coupled WC, wall mounted wash hand basin and ladder style heated towel rail. Tiled flooring.
<u>Bedroom Two:</u>	<u>14' 4 x 10' 2 / 4.37m x 3.10m (approx').</u> Plain coved ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Single panelled radiator.
<u>Bedroom Three:</u>	<u>11' 8 x 9' 7 / 3.56m x 2.91m (approx').</u> Plain coved ceiling, ceiling light point. UPVC double-glazed window to rear aspect. Built in cupboards. Radiator.
<u>Bathroom:</u>	<u>8' 7 x 4' 9 / 2.62m x 1.45m (approx').</u> Plain coved ceiling with ceiling light point. Frosted UPVC double-glazed window to front aspect. Panelled bath with mixer tap and electric shower over. Low level WC, pedestal wash hand basin and ladder style heated towel rail. Fully tiled walls and tiled flooring.
<u>Driveway:</u>	Block paved driveway provides space for three / four vehicles in tandem via dropped pavement with vehicular access to:
<u>Garage:</u>	<u>17' 3 x 8' 5 / 5.26m x 2.57m (approx').</u> Having up-and-over door, two side aspect windows, door to rear and power & light.

Rear Garden:

Arranged partially to patio with the remainder laid to lawn. Having a good array of mature and established trees, bushes and screening shrubs. Elevated patio with pagoda and giving space for garden shed.



EPC
HERE

