



# Roberts

Sales, Lettings & Block Management

**First & Second Floor Maisonette**

**£225,000**



**Charminster Road, Bournemouth, Dorset, BH8 9RT**

- House-Like Layout & Size
- Three Double Bedrooms
- Large Twin Aspect Lounge/Diner
- Kitchen/Breakfast Room
- South Facing Roof Terrace
- Allocated Parking
- Private Entrance
- Superbly Presented Throughout

- Leasehold - Extension Upon Completion
- Maintenance as & when
- GCH & DG
- EPC C-Rated
- Council Tax Band B
- 108 Sq'M / 1163 Sq'Ft
- Above Commercial

**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.

## **Charminster Road, Bournemouth, Dorset, BH8 9RT:**

Allocated (part-covered) parking space located at the rear of the building via service road. Shared pathway leads to private entrance UPVC double-glazed side door into:

**Entrance Hallway:** Coved and textured ceiling, ceiling light point and wood laminate flooring. Storage cupboard. **Stairs leading to first floor.**

**First Floor**  
**Landing / Hallway:** Split-level with coved and textured ceiling & three ceiling light points. Single panelled radiator. Frosted UPVC double-glazed window to side aspect.

**Lounge / Diner:** **18' 3 x 15' 8 / 5.57m x 4.77m (approx').**  
Plain coved ceiling with two ceiling light points. Two UPVC double-glazed windows to front aspect. Two double panelled radiators, feature fire surround and tv/media point. Shelved storage.

**Kitchen /**  
**Breakfast Room:** **14' 10 x 9' 11 / 4.52m x 3.01m (approx').** Coved and textured ceiling with recessed down lighting and extractor. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Space and connection for gas cooker. Space and plumbing for washing machine and space for fridge/freezer. Space and plumbing for dishwasher and space for tumble drier. Single panelled radiator, splash back tiling and wood laminate flooring. Space for table and chairs. UPVC double-glazed double casement doors leading to:

**Sun Terrace:** **13' 10 x 11' 10 / 4.22m x 3.62m (approx').**  
Being wood decked and screened. To a southerly aspect.

**Bedroom One:** **11' 11 x 11' 3 / 3.62m x 3.44m (approx').** Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator. Fitted mirror fronted wardrobes.

**Bathroom:** Coved and textured ceiling, ceiling light point & hatch to loft. Frosted UPVC double glazed window to side aspect. Panelled bath, shower mixer tap, glass shower screen and thermostatic shower valve. Vanity unit, inset wash hand basin and mixer tap. Cupboard housing gas central heating combination boiler. Ladder style heated towel rail, tiled walls and wood laminate flooring.

**Separate**  
**Cloakroom:** Coved and textured ceiling, ceiling light point & frosted UPVC double glazed window. Low level WC, vanity unit with inset wash hand basin and mixer tap. Tiled walls and wood laminate flooring.

### ***Staircase from first floor landing to second floor landing***

**Second Floor**  
**Landing:** Textured ceiling, ceiling light point and access to loft eaves.



**Bedroom Two:**

**14' 1 x 11' 11 / 4.30m x 3.44m (approx').**

Textured ceiling with ceiling light point and UPVC double-glazed window to rear aspect. Night storage heater.

**Bedroom Three:**

**14' 1 x 10' 11 / 4.30m x 3.32m (approx').**

Textured ceiling with ceiling light point and UPVC double-glazed window to front aspect. Night storage heater.

**Tenure:**

Leasehold. Lease to be extended upon completion

**Maintenance:**

Paid on an as and when basis with the neighbouring property





