



# Roberts

Sales, Lettings & Block Management

**SEMI-DETACHED HOUSE**

**£340,000**



**Malmesbury Park Road, Charminster, Bournemouth, BH8 8PX**

- \* Cottage Style Semi-Detached House \***
- \* 89 Sq' M / 958 Sq'ft \* Three Bedrooms \***
- \* Two Reception Rooms \* Kitchen \* Utility Area \***
- \* Bathroom & Cloakroom \* Garden Cabin \***
- \* Lawned Rear Garden to a Southerly Aspect \***
- \* Driveway Parking \* Character Features \***
- \* Council Tax Band C \* EPC D-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.

**Malmesbury Park Road, Charminster, Bournemouth, BH8 8PX:**

<b><u>Front of Property:</u></b>	Driveway accessed via dropped pavement and laid to hard standing providing off road parking. Remainder of front garden having an area of lawn and screening hedgerow. UPVC double-glazed front door leads into:
<b><u>Entrance Hallway:</u></b>	Plain ceiling with ceiling light point. Recessed under stair storage area. Cupboard housing electric meter with consumer unit. Single panelled radiator.
<b><u>Reception Room One:</u></b>	<b><u>13' x 12' 1" (3.96m x 3.68m) approx'.</u></b> Plain ceiling with plaster centre ceiling rose, ceiling light point and picture rail. UPVC double-glazed feature bay window to front aspect. Double panelled radiator with further single panelled radiator. Fire surround with open fire and TV/media point. Wood laminate flooring.
<b><u>Reception Room Two:</u></b>	<b><u>12' 8" x 10' 2" (3.86m x 3.10m) approx'.</u></b> Plain ceiling with plaster centre ceiling rose, ceiling light point. UPVC double-glazed window to rear aspect. Feature fire recess, cast iron radiator and wood laminate flooring.
<b><u>Kitchen:</u></b>	<b><u>9' 1" x 7' 10" (2.77m x 2.39m) approx'.</u></b> Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect and UPVC double-glazed frosted door leading to rear garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space for electric oven with cooker hood. Space and plumbing for dishwasher and space for under counter fridge. Double panelled radiator, splash back tiling and wood laminate flooring. Door to:
<b><u>Utility Lobby:</u></b>	Textured ceiling with ceiling light point. Space and plumbing for washing machine. Wall mounted gas central heating boiler. Shelved storage. Wood laminate flooring. Door leads through to:
<b><u>Bathroom:</u></b>	<b><u>9' 1" x 5' 2" (2.77m x 1.57m).</u></b> Textured ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Panelled bath with fitted shower screen and shower mixer tap. Low level WC, vanity unit with inset wash hand basin with mixer tap. Single panelled radiator. Splash back tiling. Combined light and shaver point.
<b><i>Staircase from hall to first floor landing</i></b>	
<b><u>Landing:</u></b>	Plain ceiling with ceiling light point and hatch providing access to loft space. Feature exposed brickwork wall.
<b><u>Bedroom One:</u></b>	<b><u>15' 5" x 10' 11" (4.70m x 3.32m) approx'.</u></b> Papered ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator.
<b><u>Bedroom Two:</u></b>	<b><u>12' 8" x 10' 2" (3.86m x 3.10m) approx'.</u></b> Textured ceiling, ceiling light point and UPVC double-glazed window to rear aspect. Radiator. Cast iron fire surround.
<b><u>Bedroom Three:</u></b>	<b><u>8' 0" x 6' 10" (2.44m x 2.08m) approx'.</u></b> Sloping ceiling with ceiling light point. UPVC double-glazed window to side aspect. Single panelled radiator.
<b><u>Cloakroom:</u></b>	Sloping ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Low-level WC and single panelled radiator.
<b><u>Rear Garden:</u></b>	Rear garden being to a southerly aspect laid partly to shingle with the remainder laid to lawn. An array of established and mature tree, bushes and screening shrubs. Hard standing for garden shed. <b>Garden Cabin with pitched roof, double-glazed doors &amp; windows. Power and light. 20'1 x 9'6 / 6.12m x 2.89m.</b>







