

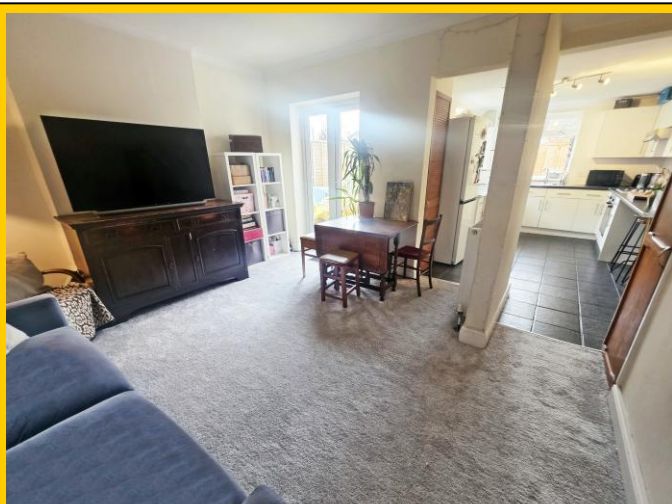
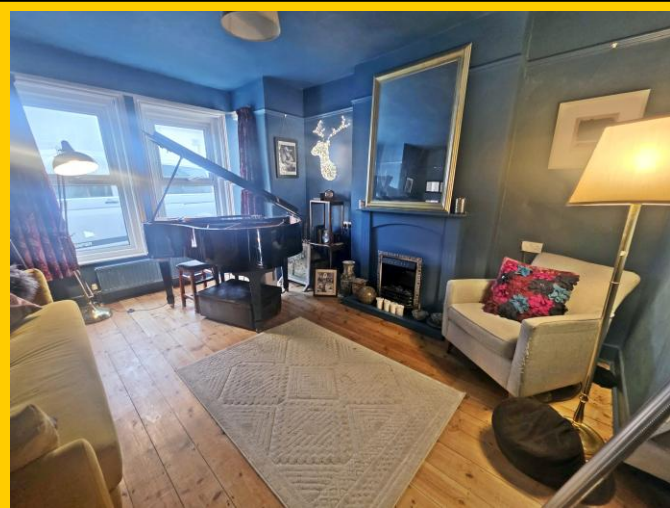


Roberts

Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£375,000



Shelbourne Road, Charminster, Bournemouth, BH8 8QY

Three Double Bedrooms * 99 Sq'M/1065 Sq'Ft

- * Two Reception Rooms * Dual Aspect Kitchen *
- * Tastefully Presented Family Accommodation *
- * Lawned Rear Garden to a Southerly Aspect *
- * Timber Garden Cabin / Home Office *
- * Frontage Driveway for Multiple Vehicles *
- * **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 & bay windows where appropriate.

Shelbourne Road, Charminster, Bournemouth, BH8 8QY

Front and side aspect driveway laid to shingle providing off road parking via dropped kerb for three plus vehicles. Side gate giving access to garden. Glazed front door leads into:

Entrance Hallway: Plain coved ceiling with two ceiling light points and single panelled radiator.

Lounge Reception Room: **14' 4 x 12' 3 / 4.37m x 3.72m (approx').** Plain ceiling, ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Fire surround, double panelled radiator and TV / media point. Stripped wooden flooring.

Open Plan Dining Room & Hallway: **13' 1 x 12' 2 / 3.99m x 3.66m (approx').** Plain coved ceiling with ceiling light point. UPVC double-glazed double casement doors leading to rear garden. Double panelled radiator. Cupboard housing electric meter and consumer unit. Under stairs storage cupboard. Archway leads through to:

Kitchen: **14' 8 x 9' 1 / 4.47m x 2.77m (approx').**
Plain coved ceiling with railed I down light point. UPVC double-glazed windows to side and rear aspects. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with four-burner gas hob and cooker hood over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Cupboard housing gas meter and wall mounted gas central heating combination boiler. Breakfast bar, splash back tiling and tiled flooring.

Staircase from hallway to first floor landing

Landing: Being split level with coved and papered ceiling, ceiling light point and hatch providing access to loft via pull-down ladder. Loft being boarded with light point

Bedroom One: **14' 6 x 11' 1 / 4.32m x 3.38m (approx').** Plain ceiling, ceiling light point & UPVC double-glazed feature bay window to front aspect. Double panelled radiator.

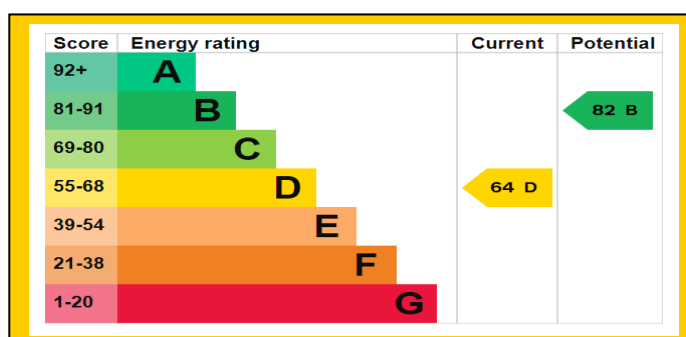
Bedroom Two: **12' 3 x 10' 7 / 3.72m x 3.22m (approx').**
Plain ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Double panelled radiator and cast-iron fire surround.

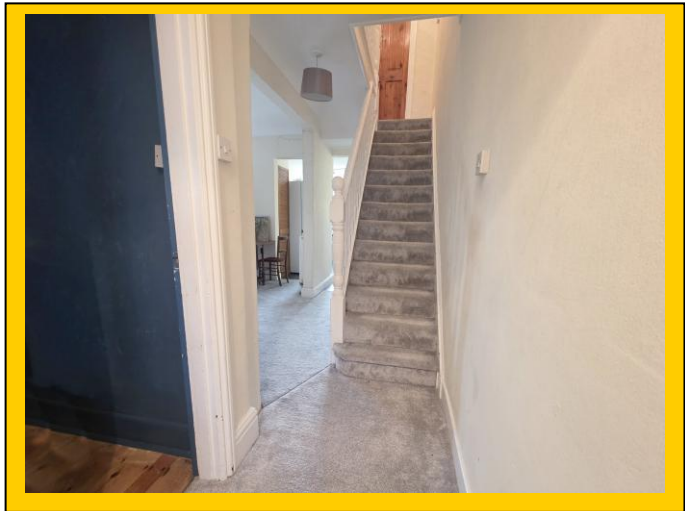
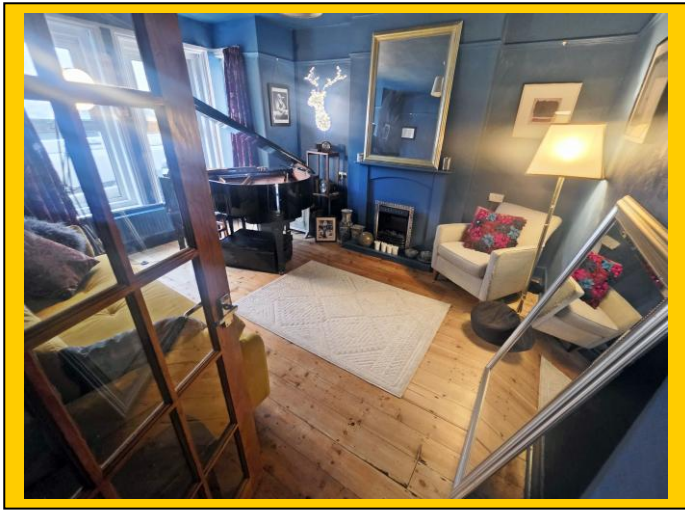
Bedroom Three: **12' 4 x 9' 1 / 3.76m x 2.77m (approx').** Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.

Family Bathroom: **8' 6 x 5' 6 / 2.59m x 1.68m (approx').**
Plain ceiling with ceiling light point and fitted extractor. Frosted UPVC double-glazed window to front aspect. Panelled bath with shower mixer tap over. Aqua boarding to bath area. Low-level WC and wash hand basin with vanity storage under. Panelled and tiled walls with tiled flooring and single panelled radiator.

Outside: **Rear Garden** being to a southerly aspect and laid partially to patio with the remainder laid to lawn with an array of mature trees and shrubs. Potting shed.

Timber Cabin: **12' 4 x 9' 2 / 3.76m x 2.79m (approx').** Having power and light, wall mounted convector heater and windows to front aspect and twin glazed doors.





99 Square Metres
1065.63 Square Ft

