



www.robertsproperty.co.uk

# Roberts

Sales, Lettings & Block Management

DETACHED HOUSE

**£400,000**



Hyde Road, Bournemouth, Dorset, BH10 5JX

**\*101 Sq' M / 1087 Sq' Ft \* Three Bedrooms\***  
\* Lounge Through Dining Room \* Utility Room \*  
\* Superb Kitchen / Breakfast Room with Island Unit \*  
\* Modern Bathroom Suite & GF Cloakroom \*  
\* South Facing Garden \* Garden / Games Room \*  
\* Potential Parking to Rear Via Middle Road \*  
**\* Council Tax Band D \* EPC D-Rated \***

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 and bay windows where appropriate.

## **Hyde Road, Bournemouth, Dorset, BH10 5JX:**

Walled front garden laid to hard standing. Side access pathway leading via gate to rear garden. UPVC double-glazed front door leads into:

**Entrance Hallway:** Plain coved ceiling and recessed down lighting. Single panelled radiator, cupboard housing electrics. Wood laminate flooring and door leading to:

**GF Cloakroom:** Plain coved ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Concealed cistern WC and vanity unit with inset wash hand basin, mixer tap and splash back tiling. Fitted extractor.

**Lounge:** **12' 5 x 11' 2 / 3.79m x 3.40m (approx').** Plain coved ceiling with recessed down lighting. UPVC double-glazed window to front aspect. Fire surround with living flame effect gas fire. Two single panelled radiators and wood laminate flooring. TV/media point and archway to:

**Dining Room:** **12' 5 x 10' 6 / 3.79m x 3.20m (approx').** Plain coved ceiling & recessed down lighting. Double panelled radiator & wood laminate flooring. Archway leads to:

**Kitchen / Breakfast Room:** **18' 11 x 9' 9 / 5.76m x 2.96m (approx').** Plain coved ceiling with recessed down lighting. UPVC double-glazed window to rear aspect and sliding patio doors leading to rear garden. Double panelled radiator. A range of wall and base mounted units with work surfaces over. Integrated Zanussi electric oven, halogen hob and cooker hood over. Integrated fridge/freezer. Fitted island / breakfast bar with single bowl single drainer sink unit and mixer tap. Integrated dishwasher. Splash-back tiling and wood laminate flooring. Door leads to:

**Utility Room:** **10' 6 x 5' 7 / 3.20m x 1.70m (approx').** Plain coved ceiling & recessed down lighting. UPVC double-glazed side aspect window. Door leading to garden. Wall and base mounted units with work surfaces over. Space and plumbing for washing machine and tumble drier. Fitted microwave / combi oven. Cupboard housing gas central heating combination boiler. Single panelled radiator and wood laminate flooring.

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

**Landing:** Plain coved ceiling with ceiling light point and hatch providing access to loft. UPVC double-glazed window to side aspect.

**Bedroom One:** **12' 5 x 11' 2 / 3.79m x 3.40m Plus wardrobe (approx').** Plain coved ceiling with recessed down lighting. UPVC double-glazed window to front aspect. Fitted wardrobes, single panelled radiator and wall mounted TV point.

**Bedroom Two:** **10' 6 x 10' 4 / 3.20m x 3.16m (approx').** Plain coved ceiling, recessed down lighting. UPVC double-glazed window to rear aspect. Single panelled radiator. Fitted storage.

**Bedroom Three:** **7' 8 x 7' 2 / 2.33m x 2.19m (approx').** Plain coved ceiling with recessed down lighting. UPVC double-glazed window to rear aspect. Single panelled radiator.

**Bathroom:** Plain ceiling with recessed down lighting. Frosted UPVC double-glazed window to front aspect. Panelled bath with glass shower screen, thermostatic shower valve and shower mixer. Vanity unit, inset wash basin and mixer tap. Low-level WC. Fully tiled walls, tiled flooring and chrome ladder style heated towel rail.

**Rear Garden:** To a southerly aspect. Laid partly to patio with the remainder laid to lawn. Middle Road to the rear of the property provides potential to generate off road parking via an existing dropped pavement.

**Summer House / Games Room:** **18' 5 x 9' 11 / 5.62m x 3.02m (approx').** Twin UPVC double-glazed doors provides access. Power and light, sky light window and wood laminate flooring.



