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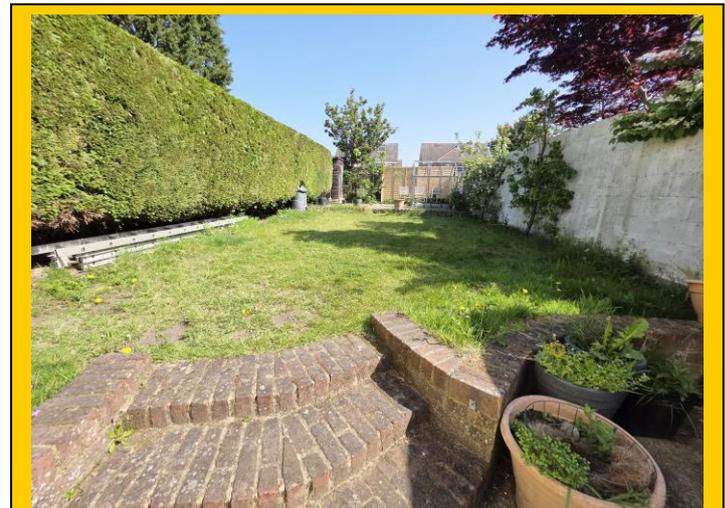
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Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£350,000



Capstone Road, Charminster, Bournemouth, Dorset, BH8 8RP

- * Semi-Detached Family House * 93 Sq' M ***
- * Three Double Bedrooms (No Box Room / Single) ***
- * Feature Lounge Through Dining Room ***
- * Dual Aspect Kitchen / Breakfast Room ***
- * FF Family Bathroom & GF Cloakroom ***
- * Driveway Parking & Lawned Rear Garden ***
- * Council Tax Band C * EPC C-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 & bay windows where appropriate.

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UPVC double-glazed front door leads into:

<u>Entrance</u>	Plain ceiling, two ceiling light points and double panelled radiator.
<u>Hallway:</u>	Cupboard housing electrics and wood laminate flooring.
<u>Ground Floor</u>	Plain ceiling with ceiling light point and extractor fan. Low level WC.
<u>Cloakroom:</u>	Pedestal wash hand basin and wood laminate flooring.
<u>Lounge</u>	<u>24' 11 x 12' 2 / 7.6m x 3.72m (approx')</u> . Plain coved ceiling with
<u>Through</u>	two ceiling light points. UPVC double-glazed bay window to front
<u>Dining Room:</u>	aspect. UPVC double-glazed double casement doors leading to garden. Two double panelled radiators, fire surround, TV point and telephone point. Wood laminate flooring.
<u>Kitchen /</u>	<u>14' 11 x 8' 8 / 4.54mx 2.65m (approx')</u> .
<u>Breakfast</u>	Plain ceiling with two ceiling light points. UPVC double-glazed
<u>Room:</u>	windows to side and rear aspects with UPVC double-glazed casement door leading to garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated four-burner gas hob with cooker hood. Integrated one-and-a-half electric oven. Integrated fridge / freezer. Space and plumbing for washing machine and dishwasher. Splash back tiling. Wall mounted gas central heating 'Worcester Bosch' combination boiler and double panelled radiator.
<i>Staircase from entrance hallway to first floor landing</i>	
<u>First Floor</u>	At landing level, plain ceiling with wall light points. Hatch provides
<u>Landing:</u>	access to loft. Double panelled radiator.
<u>Bedroom One:</u>	<u>12' 9 x 10' 3 / 3.9m x 3.12m (approx')</u> .
	Plain coved ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator.
<u>Bedroom</u>	<u>12' 2 x 10' 3 / 3.71m x 3.12m (approx')</u> .
<u>Two:</u>	Plain coved ceiling with ceiling light point. UPVC double-glazed bay window to rear aspect. Single panelled radiator.
<u>Bedroom</u>	<u>14' 11 x 8' 8 / 4.54mx 2.65m (approx')</u> . Plain ceiling with ceiling
<u>Three:</u>	light point and picture rail. UPVC double-glazed window to side and rear aspects. Double panelled radiator. Shelved linen cupboard.
<u>Bathroom:</u>	<u>10' 10 x 5' 2 / 3.31m x 1.58m (approx')</u> .
	Plain ceiling with ceiling light point and extractor. Frosted UPVC double-glazed window to front aspect. Double ended bath with central shower mixer tap. Close coupled WC. Pedestal wash hand basin and shower cubicle with thermostatic shower valve. Tiled walls, tiled flooring and heated chrome ladder style towel rail.

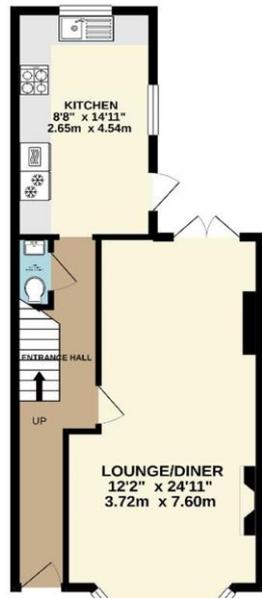
Outside:

Front garden laid to border with screening hedge. Front of property having driveway parking via dropped kerb giving off road parking. Double gates leading to rear garden with patio area, steps to lawned garden with further elevated patio area with borders. A good array of mature and established bushes and shrubs.



93 Square Metres /
1001 Square Feet

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Ground Floor



First Floor

