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Sales, Lettings & Block Management

**DETACHED HOUSE**

**£425,000**



**Stewart Road, Charminster, Bournemouth, Dorset, BH8 8NY**

**\* Chain Free Modern Detached House \***

**\* Three Bedrooms \* En-Suite Shower \* Family Bathroom \***

**\* Dual Aspect Lounge/Diner \* Kitchen Breakfast Room \***

**\* Good-Sized Hallway & Ground Floor Cloakroom \***

**\* Frontage Parking & Garage \* Lawned Garden to Rear \***

**\* EPC C Rated \* Council Tax Band C \***

**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.

## **Stewart Road, Charminster, Bournemouth, Dorset, BH8 8NY:**

Walled front garden laid to block paving providing off road parking for two vehicles via dropped pavement as well as access to garage. Side aspect gate and pathway to garden.

UPVC double-glazed front door leads into:

**Entrance Hallway:** **10' 4 x 6' 4 / 3.16, x 1.93m (approx')**. Plain coved ceiling and recessed down lighting. Panelled radiator and telephone point. Door provides access to:

**GF Cloakroom:** Plain ceiling with recessed low level down lighting. Frosted UPVC double-glazed window to side aspect. Close coupled WC and pedestal wash hand basin, mixer tap and splash back tiling. Panelled radiator fitted mirror fronted cupboard with down lighter. Access to under stairs storage cupboard and tiled flooring.

**Lounge Reception Room:** **14' 2 x 9' 7 / 4.33m x 2.94m (approx')**. Plain ceiling with recessed down lighting. UPVC double-glazed windows to front and rear aspects with double casement doors leading to rear garden. TV/media point.

**Kitchen / Breakfast Room:** **13' 10 x 9' 2 / 4.23m x 2.81m (approx')**. Plain ceiling with recessed down lighting. UPVC double-glazed window to rear aspect and casement door leading to rear garden. Double panelled radiator. A range of wall and base mounted units with work surfaces over. One and a quarter bowl single drainer sink unit with mixer tap. Integrated electric oven, ceramic hob, stainless steel splashback and cooker hood over. Space for fridge/freezer. Integrated dishwasher. Space and plumbing for washing machine. Wall mounted gas central heating combination boiler. Splash-back tiling and tiled flooring.

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

**Landing:** UPVC double-glazed window to front aspect. Plain ceiling with recessed low level down lighting. Hatch to loft. Fitted linen cupboard and panelled radiator.

**Bedroom One:** **10' 9 x 9' 10 / 3.27m x 3.01m (approx')**. Plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. Panelled radiator and TV point. Door gives access to:

**En-Suite Shower:** Plain ceiling with recessed down lighting. Side aspect UPVC double-glazed frosted window. Double shower with fitted thermostatic valve. Pedestal wash hand basin with mixer tap and close coupled WC. Tiled walls fitted mirror and tiled flooring.

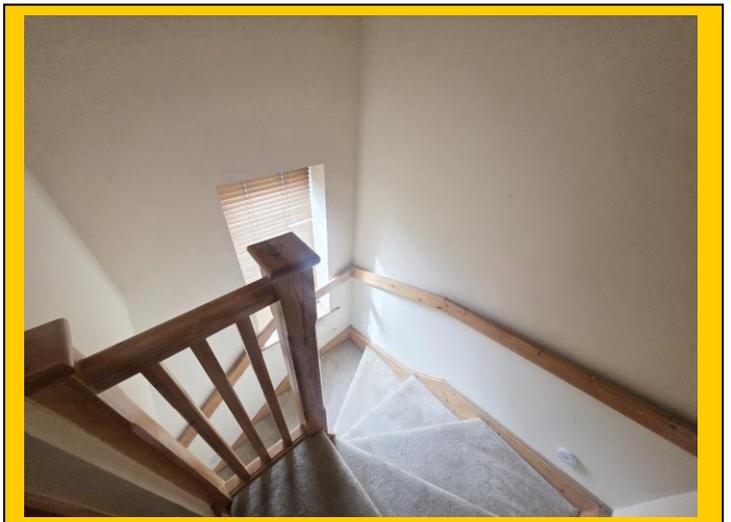
**Bedroom Two:** **8' 2 x 7' 8 / 2.49m x 2.34m (approx')**. Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

**Bedroom Three:** **7' 9 x 6' 7 / 2.36m x 2.03m (approx')**. Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

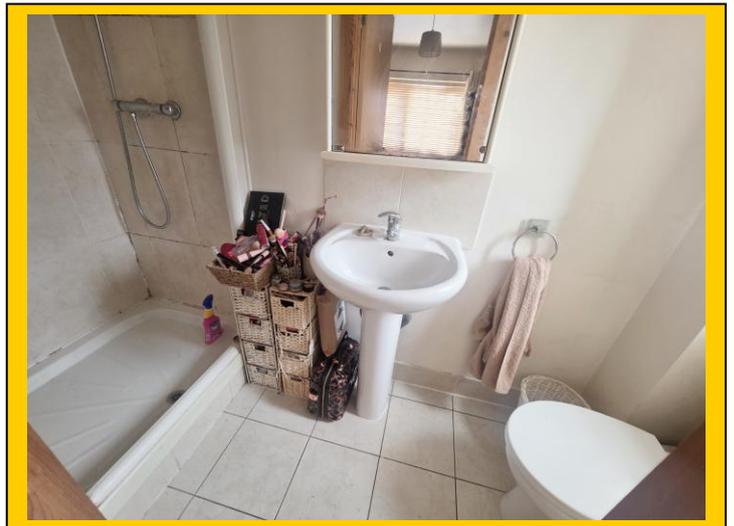
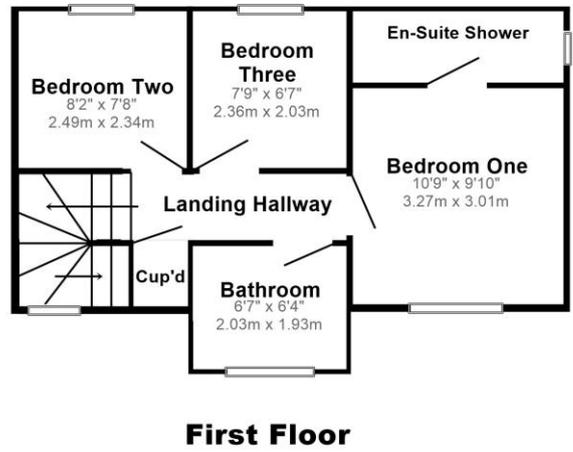
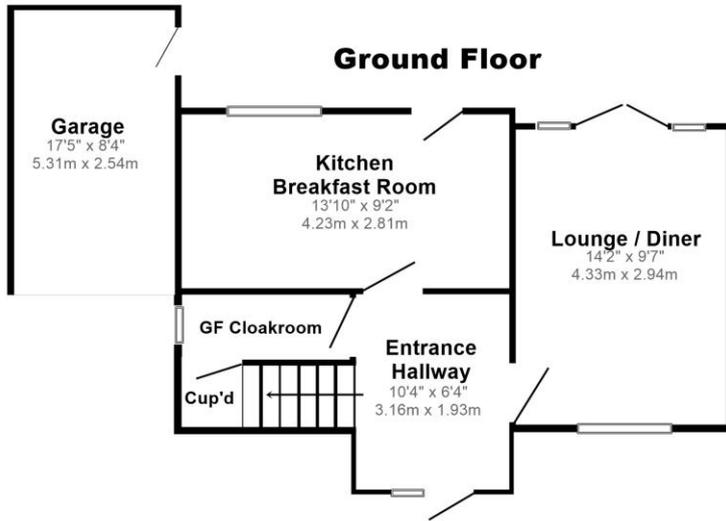
**Bathroom:** **6' 7 x 6' 4 / 2.03m x 1.93m (approx')**. Plain ceiling with recessed down lighting. Frosted UPVC double-glazed window to front aspect. Panelled bath with shower screen and shower mixer. Pedestal wash basin and mixer tap. Close coupled WC. Tiled walls, tiled flooring and chrome ladder style heated towel rail.

**Rear Garden:** Enclosed by fencing with side aspect gate to front of property. Garden being laid partly to block paving with the remainder laid to lawn

**Garage:** **17' 5 x 8' 4 / 5.31m x 2.54m (approx')**. Up-and-over door with personal side aspect door via garden.



73 Square Metres / 786 Square Feet (Not including garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		