

R

www.robertsproperty.co.uk

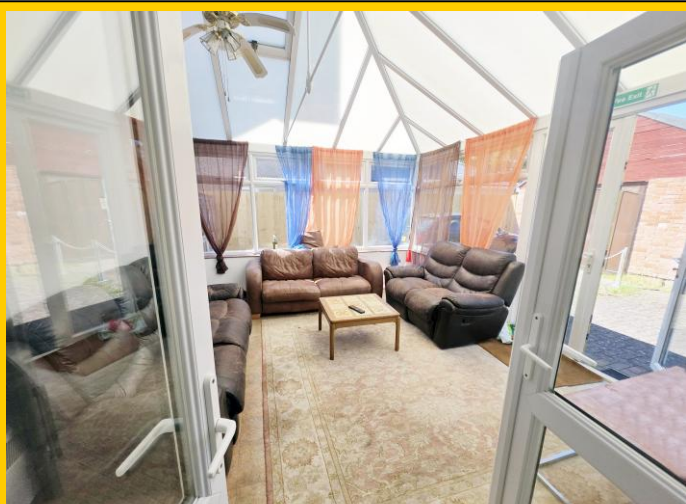
Roberts

Sales, Lettings & Block Management

DETACHED HOUSE

With Detached Garage / Workshop

£400,000



Boundary Road, Bournemouth, Dorset, BH10 4HH

- * **141 Sq'M Double Fronted Detached House** *
- * Four Bedrooms * Two Reception Rooms *
- * Kitchen/Breakfast Room * Sizeable Conservatory *
- * Utility/Entryway * GF Shower Room * FF Bathroom *
- * Driveway & 22ft6 Garage * Large Westerly Garden *
- * Ideal Blank Canvas as a Family Residence *
- * **Council Tax Band C** * **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 & bay windows where appropriate.

Boundary Road, Bournemouth, Dorset, BH10 4HH:

<u>Front of Property:</u>	Front of property laid to block paving with a section of dropped pavement providing vehicular access for three / four vehicles. Side aspect double gates provide access to a further parking space and garage. UPVC double-glazed front door leads to:
<u>Entrance Hallway:</u>	Coved and textured ceiling, ceiling light point and mains wired smoke detector. Single panelled radiator. Cupboard housing electric meter and consumer unit.
<u>Reception Room One:</u>	<u>13' 7 x 11' 3 / 4.62m x 3.43m (approx')</u> . Coved and textured ceiling with plaster centre ceiling rose picture rail and ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator.
<u>Reception Room Two:</u>	<u>15' 2 x 11' 3 / 3.68m x 3.43m (approx')</u> . Naturally coved and textured ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Fire surround. Three double panelled radiators.
<u>Kitchen / Breakfast Room:</u>	<u>16' 4 x 11' 3 / 4.98m x 3.43m (approx')</u> . PVC panelled ceiling with recessed down lighting. UPVC double-glazed window to rear aspect and double doors to conservatory. Additional door to utility. 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 with four-burner gas hob and cooker hood. Integrated fridge and integrated dishwasher. freezer. Double panelled radiator.
<u>Conservatory:</u>	<u>15' 4 x 12' 9 / 4.67m x 3.89m (approx')</u> . Polycarbonate pitched roof, with ceiling light and fan point. Being dwarf walled with UPVC double-glazed windows to side and rear aspects. Double casement doors providing access to rear garden. TV/media point. Tiled flooring and wall mounted heater.
<u>Entryway & Utility:</u>	<u>25' 9 x 5' 8 / 7.85m x 1.73m (approx')</u> . Vaulted ceiling with ceiling light point and mains wired smoke detector. Velux window and UPVC double-glazed doors giving entryway layout (from front to rear). Space and plumbing for washing machine, space for tumble drier and space for fridge/freezer. Wall mounted gas central heating combination boiler. Wood laminate flooring and door giving access to:
<u>GF Shower Room:</u>	Plain ceiling with wall light points and fitted extractor fan. UPVC double-glazed frosted window to rear aspect. Recessed shower cubicle with fitted thermostatic shower valve. Pedestal wash hand basin and low-level WC. Tiled walls, tiled flooring and heated ladder style towel rail.
<i>Staircase from hall to first floor landing</i>	
<u>Landing:</u>	UPVC double-glazed windows to front and rear aspects and dado rail. Coved and textured ceiling, ceiling light point and mains wired smoke detector. Fitted desk below window. Two single panelled radiators.
<u>Bedroom One:</u>	<u>13' 6 x 11' 3 / 4.11m x 3.43m (approx')</u> . Coved and textured ceiling, ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator.
<u>Bedroom Two:</u>	<u>11' 3 x 9' / 3.43m x 2.74m (approx')</u> . Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.
<u>Bedroom Three:</u>	<u>11' 3 x 7' 8 / 3.43m x 2.34m (approx')</u> . Textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator.
<u>Bedroom Four:</u>	<u>11' 3 x 7' / 3.43m x 2.13m (approx')</u> . Textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

Bathroom:

7' 4 x 6' 9 / 2.24m x 2.06m (approx'). Textured ceiling with ceiling light point. UPVC double-glazed frosted window to side aspect. Hatch to loft. Panelled bath with thermostatic shower valve and fitted shower screen. Vanity unit with storage and inset wash hand basin. Low level WC and ladder style heated towel rail.

Rear Garden:

Rear garden laid partially to block paved patio with the remainder laid to lawn. A good array of stocked borders and mature and established screening shrubs.

**Tandem Garage/
Workshop Store:**

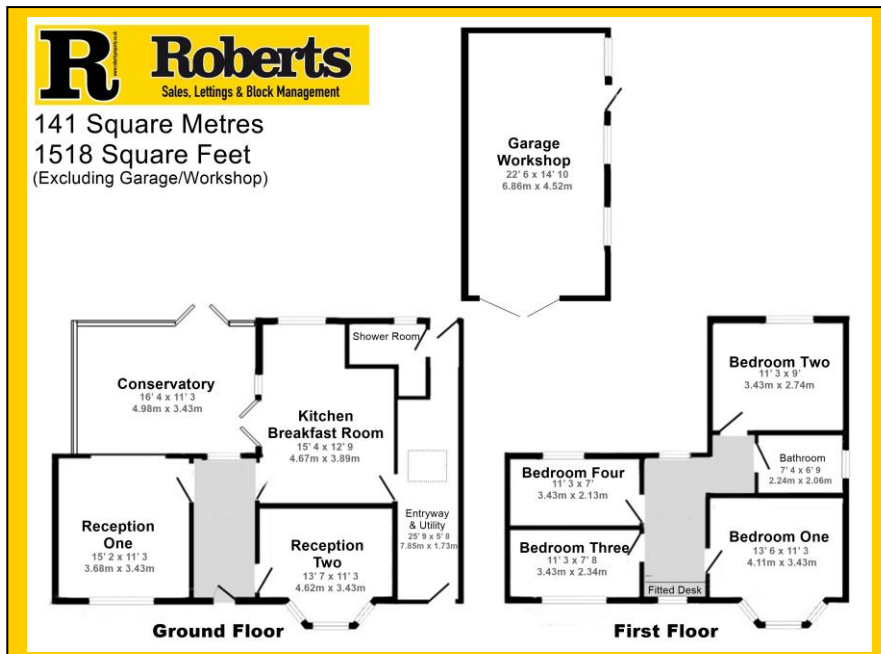
22' 6 x 14' 10 / 6.86m x 4.52m (approx'). Pitch tiled roof, double doors and side aspect UPVC double-glazed windows with side access door. Currently arranged as



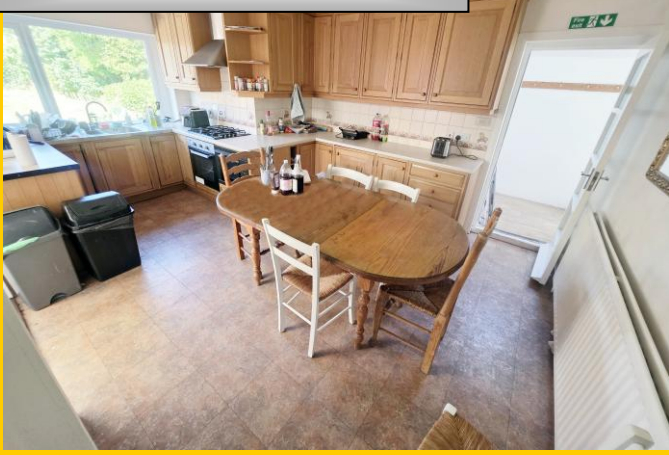
Reception 1



Conservatory



Kitchen/Breakfast Rm



Entryway / Utility



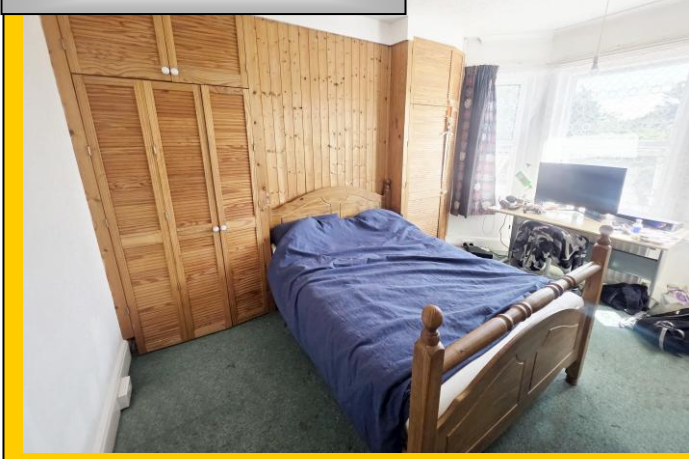
GF Shower Room



Stairs & Landing



Bedroom One



Bedroom Three

