



Roberts

Sales, Lettings & Block Management

DETACHED HOUSE

£375,000



Gerald Road, Bournemouth, Dorset, BH3 7JY

- * 153 Square Metres / 1647 Square Feet ***
- * Three / Four Bedrooms * Three Reception Rooms ***
- * Conservatory * Gr' Floor & F' Floor Shower Rooms ***
- * Property Requires Updating / Modernisation ***
- * South Westerly Garden * Garage * Chain Free ***
- * EPC C Rated * Council Tax Band D ***

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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.

Gerald Road, Bournemouth, Dorset, BH3 7JY:

Front of property laid to block paving. Double side gates lead to rear garden and garage. UPVC double-glazed side aspect entrance door with canopy leads into:

<u>Entrance Hallway:</u>	Coved and papered ceiling with ceiling light point, two wall light points and picture rail. Double panelled radiator, central heating thermostat. Access to understairs storage housing electrics consumer unit.
<u>Reception Room One:</u>	<u>14' 11 x 12' 4 / 4.55m x 3.77m (approx').</u> Textured corniced ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Double panelled radiator.
<u>Reception Room Two:</u>	<u>13' x 13' / 3.96m x 3.96m (approx').</u> Corniced and papered ceiling with ceiling light point and picture rail. Two UPVC double-glazed windows to front aspect. Fire surround. Double panelled radiator.
<u>Family Room:</u>	<u>13' x 11' 10 / 3.96m x 3.60m (approx').</u> Textured and wood panelled ceiling with ceiling light point. Double casement doors to conservatory. Double panelled radiator and door to kitchen. Fitted bar to corner and into recess with wood panelling and an array of shelving and storage.
<u>Conservatory:</u>	<u>19' x 8' 4 / 5.80m x 2.53m (approx').</u> Polycarbonate pitched roof, wall light point and UPVC double-glazed windows to side and rear aspects. Double doors to garden and further side aspect door.
<u>Kitchen:</u>	<u>11' 10 x 8' 9 / 3.60m x 2.66m (approx').</u> Suspended ceiling with concealed lighting. Window to rear aspect and door to conservatory. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Space for undercounter fridge freezer and integrated electric oven with electric hob and cooker hood. Splash back tiling.
<u>GF Shower Room:</u>	Two high-level side aspect windows and rear aspect window. Walk-in shower, low level WC and vanity unit with inset wash hand basin.
<i>Staircase from hallway to first floor landing</i>	
<u>Landing:</u>	Frosted UPVC double-glazed window to side aspect. Naturally coved and papered ceiling with ceiling light point and double panelled radiator. Hatch to loft.
<u>Bedroom One:</u>	<u>14' 11 x 12' 4 / 4.55m x 3.77m (approx').</u> Textured ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Fitted furniture. Radiator.
<u>Bedroom Two:</u>	<u>13' x 13' / 3.96m x 3.96m (approx').</u> Papered ceiling with ceiling light point. Two UPVC double-glazed windows to front aspect. Fitted furniture. Radiator.
<u>Bedroom Three:</u>	<u>13' x 11' 10 / 3.96m x 3.60m (approx').</u> Coved and Textured ceiling with ceiling light point. Two UPVC double-glazed window to rear aspect. Double panelled radiator and fire surround.
<u>Airing Cupboard:</u>	Housing gas central heating combination boiler. Inverter / battery pack for solar panels with additional storage.
<u>Kitchen / Bedroom Four:</u>	<u>12' 4 x 8' 6 / 3.75m x 2.36m (approx').</u> Papered ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Kitchen wall and base mounted units with work surfaces over. Single bowl sink unit. Integrated electric oven.

Shower Room:

Panelled ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Double shower cubicle with thermostatic shower valve. Concealed cistern WC, vanity unit with inset wash hand basin.

Rear Garden:

Laid partly to lawn with areas of hard standing with mature and established trees, bushes and shrubs. Garden cabin.

Garage:

20' 3 x 9' 5 / 6.17m x 2.87m (approx').

Having double doors with power and light and further side door.



