



Roberts

Sales, Lettings & Block Management

DETACHED HOUSE

£300,000



Muscliffe Road, Winton, Bournemouth, Dorset, BH9 1NJ

- * Three Bedrooms * 82 Sq'M / 883 Sq'Ft ***
- * Two Generous Sized Reception Rooms ***
- * Dual Aspect Kitchen * Ground Floor Cloakroom ***
- * Family Bathroom with White Suite * UPVC DG ***
- * Good-Sized Garden * Vacant & Chain Free ***
- * Council Tax Band C * EPC D Rated ***

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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.

Muscliffe Road, Winton, Bournemouth, Dorset, BH9 1NJ:

Front garden being walled and laid to hard standing with side access pathway. UPVC double-glazed front door leads into:

Entrance Hallway:

Coved and papered ceiling with ceiling light point. Two frosted UPVC double-glazed windows to front aspect. Central heating thermostat and single panelled radiator, cloaks and storage cupboard and cupboard housing electric meter and consumer unit. Wood laminate flooring.

Ground Floor Cloakroom:

Sloping ceiling with recessed down lighting. Frosted UPVC double-glazed window to side aspect. Low level WC, wall mounted wash hand basin and half tiled walls.

Lounge Reception Room:

13' 4 x 12' 1 / 4.06m x 3.68m (approx'). Coved and papered ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Single panelled radiator. Fire surround with gas fire point and TV/media point.

Dining Room:

11' 8 x 10' 10 / 3.55m x 3.30m (approx').

Coved and papered ceiling with ceiling light point. Aluminium glazed doors leading to rear garden. Fire surround, double panelled radiator and wood laminate flooring.

Kitchen:

13' 2 x 6' 4 / 4.01m x 1.94m (approx').

Plain coved ceiling with recessed low level down lighting. UPVC double-glazed windows to rear and side aspects. UPVC double-glazed frosted door to garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and connection for gas cooker. Space and plumbing for washing machine and space for fridge freezer. Wall mounted gas central heating combination boiler. Double panelled radiator.

Staircase from hall to first floor landing

Landing:

Coved and papered ceiling with ceiling light point and hatch providing access to loft. UPVC double-glazed window to side aspect.

Bedroom One:

13' 4 x 12' 1 / 4.06m x 3.68m (approx'). Coved and papered ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Double panelled radiator. Fitted bedroom storage. Wood laminate flooring.

Bedroom Two:

11' 8 x 10' 10 / 3.55m x 3.30m (approx'). Coved and papered ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Fitted bedroom storage and single panelled radiator. Wood laminate flooring.

Bedroom Three:

9' 8 x 6' 5 / 2.95m x 1.96m (approx').

Plain coved ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Single panelled radiator and wood laminate flooring.

Bathroom:

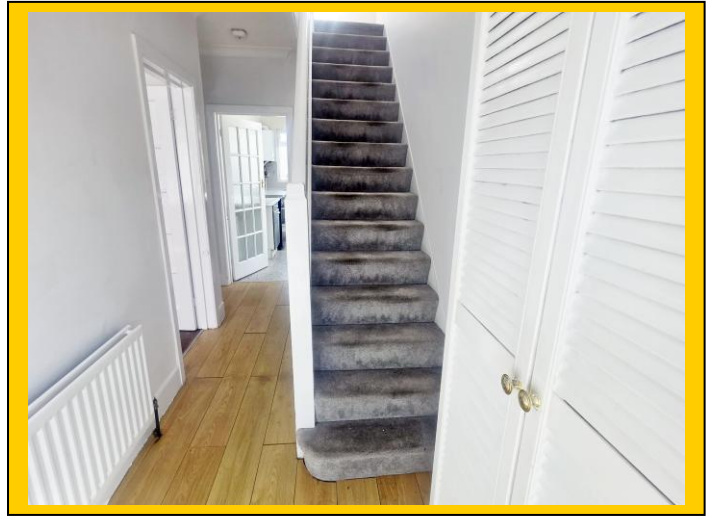
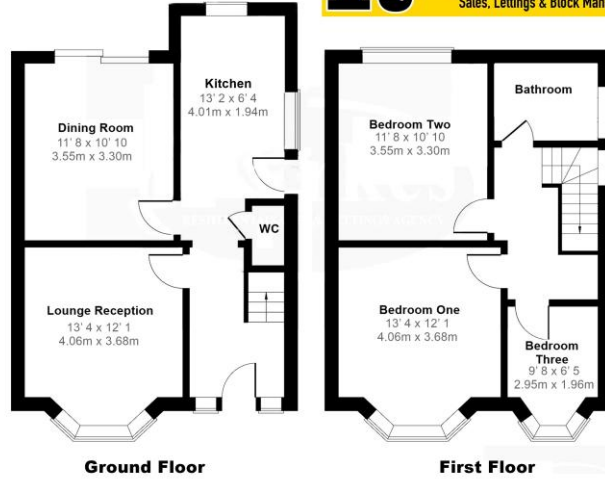
Plain coved ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Panelled bath with fitted thermostatic shower valve. Low level WC, pedestal wash hand basin. Single panelled radiator. Splash back tiling.

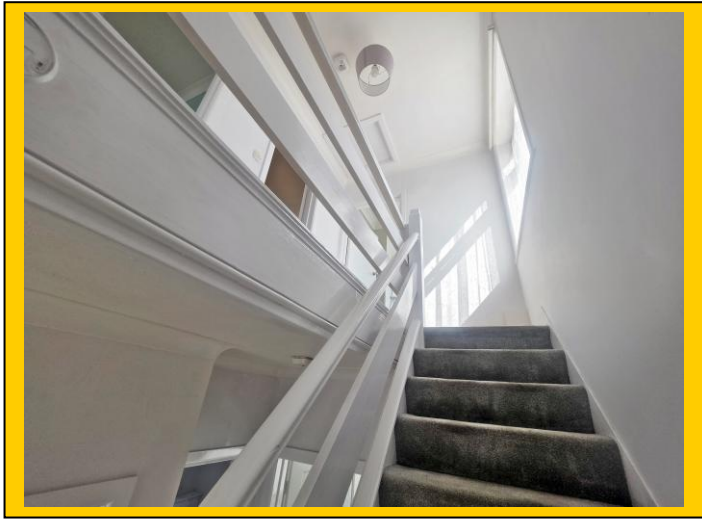
Rear Garden:

Laid partially to patio with the remainder laid to lawn. Hard standing for garden sheds. A mixture of walled and fenced boundaries.

82 Square Metres
883 Square Feet

R **Roberts**
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		