



Roberts

Sales, Lettings & Block Management

SEMI-DETACHED CHALET

£295,000



Shelbourne Road, Bournemouth, Dorset, BH8 8QY

- * **Semi-Detached Chalet Bungalow** * **76 Sq' M** *
- * Set Back Position * Three Bedrooms * One Bathroom *
- * 16ft x 12ft9" Lounge/Diner with Twin Doors to Garden *
- * Modern Kitchen * GF Cloakroom * GCH * UPVC DG *
- * Allocated Parking * S.W. Facing Garden * Chain Free *
- * **EPC C Rated** * **Council Tax Band C** *

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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 and bay windows where appropriate.

Shelbourne Road, Bournemouth, Dorset, BH8 8QY:

Shared driveway leads to an allocated parking space to the front of the property. Side access pathway leads via gate to rear garden with solid wood front door leading into:

Entrance Hallway: Plain coved ceiling with ceiling light point and fitted smoke detector. Single panelled radiator and wall mounted electrics consumer unit.

Ground Floor Cloakroom: Plain coved ceiling with ceiling light point and fitted extractor. UPVC double-glazed frosted window to side aspect. Low level WC and wash hand basin with mixer tap. Single panelled radiator, half tiled walls and tiled flooring.

Kitchen: **10' 1 x 5' 7 / 3.07m x 1.70m (approx').**
Plain coved ceiling with recessed low level down lighting. UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over and upstand. Single bowl sink unit with mixer tap. Space and connection for electric oven with four burner gas hob, fitted cooker hood and stainless-steel splash back. Space and plumbing for washing machine and space for fridge freezer. Integrated dishwasher. Wall mounted gas central heating combination boiler. Tiled flooring.

Lounge / Diner: **16' 1 x 12' 9 / 4.90m x 3.89m (approx').**
Plain coved ceiling with two ceiling light points. UPVC double-glazed windows to rear aspect with double casement UPVC double-glazed doors leading to rear garden. Two single panelled radiators and TV/media point.

Bedroom Three: **10' 1 x 7' 1 / 3.07m x 2.16m (approx').** Plain coved ceiling with ceiling light point. UPVC double-glazed window to front aspect and single panelled radiator.

Staircase from hallway to first floor landing

Landing: Plain coved ceiling with ceiling light point. Fitted smoke detector and built in storage cupboard.

Bedroom One: **11' 4 x 10' 4 / 3.45m x 3.15m (approx').**
Plain sloping ceiling with ceiling light point. UPVC double-glazed dormer window to front aspect. Single panelled radiator and fitted cupboard with hanging rail.

Bedroom Two: **13' 10 x 7' 11 / 4.22m x 2.41m (approx').**
Plain sloping ceiling with ceiling light point and Velux window with fitted blind. Single panelled radiator and TV point.

Bathroom: Plain sloping ceiling with ceiling light point and extractor. Velux window. Low-level WC, wash hand basin with mixer tap. Panelled bath with handrails and shower mixer. Tiled walls, tiled flooring and ladder style heated towel rail.

Rear Garden: South westerly aspect rear garden laid partially to patio with the remainder laid to lawn. Outside light and side access pathway. Garden fully fenced with a good amount of privacy from neighbouring properties.



