



Roberts

Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£425,000



Richmond Wood Road, Queens Park, Bournemouth, BH8 9DG

- * An Impressive 147 Sq'M / 1582 Sq'Ft ***
- * Edwardian Charm with a Contemporary Finish ***
- * Three Double Bedrooms & Attic / Hobbies Room ***
- * Two Reception Rooms * Kitchen & Utility Lobby ***
- * Bathroom, Shower Room & GF Cloakroom ***
- * Lawned Garden with Elevated Sun Deck ***
- * Driveway Parking * Garden Room / Office ***
- * EPC D-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.

Richmond Wood Road, Queens Park, Bournemouth, Dorset, BH8 9DG:

Front of property laid to block paving providing off road parking via dropped pavement. Side access double gates with limited width parking potential in tandem. UPVC double-glazed front door leads to:

<u>Entrance Porch & Hallway:</u>	Porch with UPVC double-glazed windows to front and side aspects and wood laminate flooring. Door leads to hallway with naturally coved and papered ceiling, ceiling light point and smoke detector. Panelled detailing, double panelled radiator, under stair storage and stripped wood flooring.
<u>Lounge Reception Room:</u>	<u>14' 5 x 12' 11 / 4.39m x 3.94m (approx')</u> . Naturally coved papered ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator. Fire surround with fitted flame effect gas fire. TV/media point.
<u>Dining Room:</u>	<u>12' 5 x 11' 4 / 3.79m x 3.45m (approx')</u> . Plain naturally coved ceiling with ceiling light point. UPVC double-glazed double casement doors leading to rear garden. Double panelled radiator and stripped wood flooring.
<u>Lobby Style Utility:</u>	Plain coved ceiling with ceiling light point. Space and plumbing for washing machine and space for tumble drier with worktop over. Door leads to:
<u>Ground Floor Cloakroom:</u>	Plain ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Low-level WC, wash hand basin and single panelled radiator. Part tiled walls and wood effect vinyl flooring.
<u>Kitchen:</u>	<u>13' 1 x 9' 11 / 4m x 3.03m (approx')</u> . Plain ceiling with ceiling light point and mains wired heat detector. UPVC double-glazed window to side aspect with UPVC double-glazed casement doors leading to rear garden. A range of wall and base mounted units with work surfaces over. One-and-a-half bowl single drainer sink unit with mixer tap over. Integrated stainless steel electric oven with stainless steel four burner gas hob and cooker hood. Space and plumbing for dishwasher and space for fridge freezer. Splash back tiling, tiled flooring and double panelled radiator. Cupboard housing gas central heating combination boiler. Wood effect vinyl flooring.
<i>Staircase from hall to first floor landing</i>	
<u>Landing:</u>	Textured ceiling, ceiling light point and double panelled radiator.
<u>Bedroom One:</u>	<u>16' 11 x 14' 5 / 5.17m max' x 4.39m (approx')</u> . Naturally coved and papered ceiling with ceiling light point. UPVC double-glazed bay window to front aspect and UPVC double-glazed casement door leading to balcony. Single panelled radiator. Fitted his and hers wardrobes with feature panelled wall.
<u>Bedroom Two:</u>	<u>12' 5 x 11' 4 / 3.79m x 3.45m (approx')</u> . Naturally coved and papered ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Panelled radiator.
<u>Bedroom Three:</u>	<u>10' 3 x 10' / 3.11m x 3.04m (approx')</u> . Textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.
<u>Bathroom:</u>	Plain ceiling with recessed down lighting and UPVC double-glazed frosted window to side aspect. Panelled bath with fitted thermostatic shower and shower screen. Vanity unit with storage, inset wash basin and concealed cistern WC. Fully tiled walls, tiled flooring, ladder style heated towel rail.

Staircase from first floor landing to second floor with doorway at top of stairs to

Attic / Hobbies Room:

18' 2 x 13' 11 / 5.54m x 4.24m approx'). L-shaped room with plain sloping ceiling. Ceiling light point & downlighters. Velux window, feature exposed brick wall. Cupboards give access to loft eaves. Single panelled radiator and access to:

Shower Room:

Plain sloping ceiling with down lighting. Fully tiled shower cubicle with fitted shower. Vanity unit with storage, inset wash basin and low-level WC. Splash back, ladder style heated towel rail and wood flooring.

Rear Garden:

Rear garden laid to feature elevated decking with balustrade and steps leading to a lower garden area laid to lawn. A good array of mature trees, bushes and stocked borders with shrubs. Patio area at end of the plot with access to:

Garden Room/Office:

Timber clad, fully insulated with power and light. UPVC double-glazed side aspect window and UPVC double-glazed sliding door access. Outside light.



