



Roberts

Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£425,000



Christchurch Road, Iford, Bournemouth, BH7 6BP

- * 120 Square Metres / 1292 Square Feet ***
- * 1930's Character with Modern Refinements ***
- * Three Double Bedrooms * Focal Lounge with Bay ***
- * Feature Open Plan Kitchen Dining Room * Pantry ***
- * En-Suite Shower * Bathroom with Bath & Shower ***
- * Conservatory with Doors to South Easterly Garden ***
- * Driveway Parking * Excellent Local Schools ***
- * 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.

Christchurch Road, Iford, Bournemouth, BH7 6BP:

Set back from the roadside, front of property providing off road parking via dropped pavement for two vehicles. Canopied side elevation leaded-glazed front door leads into:

Entrance **11' 10 x 8' 10 / 3.35m x 2.70m (approx')**. Plain ceiling, plaster centre ceiling rose and ceiling light point and picture rail. Understairs storage cupboard housing electric meter and consumer unit. Double panelled radiator. Karndean flooring.

Lounge **16' 4 x 12' / 4.99m x 3.66m (approx')**.
Reception Room: Plain naturally coved ceiling with plaster centre ceiling rose, ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Cast iron surround working open fire. Double panelled radiator. TV/media point.

Open Plan Kitchen / Dining Room: 24' 1 x 12' 1 / 7.34m x 3.68m (approx').

Kitchen: **12' 8 x 8' 8 / 3.86m x 2.63m (approx')**. Plain naturally coved ceiling with ceiling light point and picture rail. UPVC double-glazed window to side aspect. 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 and connection for range cooker with fitted cooker hood. Splash back tiling and Karndean flooring.

Kitchen Recess & Pantry: Being shelved with picture rail, ceiling light point and space for fridge freezer. Access to walk-in pantry / larder with light point and shelving.

Dining Room: **12' 1 x 11' 5 / 3.68m x 3.47m (approx')**. Plain naturally coved ceiling with ceiling light point. Two feature leaded windows to side aspect. Feature cast iron fire surround with tiled insert. Kitchen units with contrasting worktop acting as a fitted desk. Further kitchen base units with integrated dishwasher. Double panelled radiator and Karndean flooring. Character double doors leading through to:

Conservatory: **12' x 11' 10 / 3.67m x 3.60m (approx')**. UPVC double-glazed windows to rear and side aspects, polycarbonate roof and UPVC double-glazed double casement doors leading to rear garden. Double panelled radiator and wood flooring.

Utility Cupboard: Having shelving, space and plumbing for washing machine and space for tumble drier. Wall sockets and wall mounted gas central heating combination boiler.

Staircase from entrance hallway to first floor landing

Landing: Plain naturally coved ceiling, two ceiling light points. Picture rail. Hatch providing access to loft via pull down ladder. Loft being boarded with skylight window.

Bedroom One: **16' 4 x 12' / 4.99m x 3.66m (approx')**. Plain naturally coved ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to front aspect and double panelled radiator. Door provides access to:

En-Suite Shower: **5' 1 x 4' 9 / 1.55m x 1.46m (approx')**. Plain ceiling with recessed down lighting and extractor. Corner shower cubicle with fitted thermostatic shower. Low level WC, corner mounted wash hand basin with mixer tap. Fully tiled walls.

Bedroom Two: **13' 2 x 12' / 4.01m x 3.66m (approx')**. Plain naturally coved ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Two feature leaded windows to side aspect and single panelled radiator.

Bedroom Three: **10' x 8' 7 / 3.05m x 2.62m (approx')**. Plain naturally coved ceiling with ceiling light point and picture rail. UPVC double-glazed window to side aspect and single panelled radiator.

Family Bathroom: **8' 10 max' x 8' 3 / 2.68m max' x 2.52m (approx').** Plain ceiling with recessed down lighting, extractor and UPVC double-glazed frosted window to side aspect. Panelled bath shower mixer tap. Vanity unit with inset wash basin and concealed cistern WC. Fully tiled shower cubicle recess with thermostatic shower valve and overhead shower rose. Tiled walls, ladder style heated towel rail and tiled flooring.

Rear Garden: Rear garden to a south easterly aspect laid to partially to hardstanding with the remainder laid to lawn. A good array of mature trees, bushes and stocked borders with shrubs. Recessed area of hard standing giving doored access to:

Lean-to Storage: **18' 1 x 6' 9 / 5.52m x 2.06m (approx').** With further front door also to driveway. Polycarbonate roof timber structure with an array of shelved storage.



