

R

www.robertsproperty.co.uk

Roberts

Sales, Lettings & Block Management

DETACHED HOUSE

£425,000



Capstone Road, Charminster, Bournemouth, Dorset, BH8 8RZ

- * **Detached House** * **141 Square Metres** *
- * Three Double Bedrooms * Attic/Hobbies Room *
- * Two Reception Rooms * Kitchen/Diner/Family Room *
- * Bathroom, En-Suite Shower, GF Utility Cloakroom *
- * Frontage Parking * South Facing Rear Garden *
- * **EPC D-Rated** * **Council Tax Band C** *

158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

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.

Capstone Road, Charminster, Bournemouth, Dorset, BH8 8RZ:

UPVC double-glazed front door leads into entrance porch which in turn leads into:

- Entrance Hallway:** Naturally coved ceiling with plaster centre ceiling rose and two ceiling light points. Double panelled radiator, recessed under stair storage and cupboard housing electric RCD unit with meter. Picture rail, dado rail and panelling.
- Reception Room One:** **14' 2 x 12' 7 / 4.31m x 3.84m (approx')**. Plain naturally coved ceiling, picture rail, plaster ceiling rose and light point. UPVC double-glazed bay window to front aspect. Double & single panelled radiators. TV/media point.
- Dining Room:** **12' x 11' 1 / 3.66m x 3.38m (approx')**. Naturally coved papered ceiling, picture rail, plaster ceiling rose and light point. UPVC double-glazed window to rear aspect, double panelled radiator. TV/media point.
- Kitchen / Diner:** **15' 3 x 10' 7 / 4.64m x 3.22m (approx')**. Having plain corniced ceiling two ceiling light points. UPVC double-glazed window to side aspect. A range of wall and base mounted units and solid wood work surfaces. One and a half bowl single drainer sink unit with mixer tap. Integrated one-and-a-half electric oven with five-burner gas hob & stainless-steel cooker hood over. Space for larger sized fridge/freezer, space & plumbing for dishwasher. Breakfast bar, splash back tiling, tiled flooring. Wall mounted GCH combination boiler. Arch to:
- Family Room:** **18' 2 x 9' 2 / 5.53m x 2.79m (approx')**. Sloping ceiling with skylight, UPVC double-glazed windows to rear aspect and UPVC double-glazed casement doors leading to garden. Two double panelled radiators, feature half-panelled walls and tiled flooring.
- Storage Porch:** **16' 7 x 5' 8 / 5.05m x 1.73m (approx')**. Having glass roof, UPVC double-glazed window to side aspect and UPVC double-glazed door leading to rear garden. Door leads into:
- Utility Cloakroom:** UPVC double-glazed frosted window to side aspect. Low level WC, corner mounted wash hand basin, space and plumbing for washing machine.
- Staircase from hall to first floor landing***
- Landing:** At landing level corniced & papered ceiling, plaster centre ceiling rose and light point. UPVC double-glazed frosted window to side aspect. Single panelled radiator, dado rail and picture rail. Fitted linen cupboard with shelving.
- Bedroom One:** **15' x 13' 10 / 4.57m x 4.21m (approx')**. Plain ceiling with ceiling light point. UPVC double-glazed bay window to front aspect with further UPVC double-glazed window to front aspect. Fitted wardrobe and feature radiator. Door to:
- En-Suite Shower Room:** Plain ceiling, ceiling light and fitted extractor. Double shower with thermostatic valve. Vanity unit with inset wash basin, WC, fully tiled walls & tiled flooring. Mirrored vanity cupboard, shaver point and chromed style heated towel rail.
- Bedroom Two:** **11' 11 x 11' 2 / 3.63m x 3.40m (approx')**. Plain ceiling, ceiling light point and picture rail. UPVC double-glazed window and double panelled radiator.
- Bedroom Three:** **11' 11 x 10' 6 / 3.63m x 3.20m (approx')**. Plain ceiling with ceiling light point. UPVC double-glazed window to rear. Double panelled radiator.

Bathroom:

7' 1 x 5' 9 / 2.16m x 1.75m (approx'). Plain ceiling with ceiling light point. Frosted UPVC double-glazed window. Shower bath with shower mixer tap & fitted shower screen. WC, vanity unit with inset wash hand basin & mixer tap. Fully tiled walls and tiled flooring. Panelled radiator.

Attic / Hobbies Room:

16' 7 x 10' / 5.05m x 3.05m (approx.') Via paddle stairs. Velux window, two light points. Double panelled radiator, TV/media point. Access to loft eaves.

Outside:

Hard standing frontage providing off road parking. Side access door to shed. Rear garden to a southerly aspect laid partially to lawn with an array of mature and established trees, bushes and shrubs. Feature elevated sun decking area.



