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Sales, Lettings & Block Management

**SEMI-DETACHED HOUSE**

**£300,000**



**Nortoft Road, Charminster, Bournemouth, Dorset, BH8 8PY**

**\*Semi-Detached House \* Requires Modernisation\***  
\* Two Bedrooms \* Two Reception Rooms \*  
\* Dual Aspect Kitchen \* First Floor Bathroom \*  
\*GCH Via Back Boiler \* Majority UPVC DG \* EPC-E\*  
\* Driveway Parking \* Rear Garden Laid to Lawn \*  
**\* 85 Square Metres \* 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 and bay windows where appropriate.

**Nortoft Road, Charminster, Bournemouth, Dorset, BH8 8PY:**

Glazed side aspect door leads into:

**Entrance Hallway:** Papered ceiling with ceiling light point. Single-glazed window. Recessed under stair storage with access to cupboard housing electric meter and consumer unit. Single panelled radiator.

**Lounge:** **13' x 12' 1 / 3.96m x 3.68m (approx')**  
Naturally coved and papered ceiling with ceiling light point and picture rail. Part wood panelled walls. UPVC double-glazed feature bay window to front aspect. Single panelled radiator and TV point.

**Dining Room:** **12' 1 x 11' 3 / 3.68m x 3.42m (approx')**  
A dual aspect room. Having coved and papered ceiling with ceiling light point. UPVC double-glazed window rear aspect with a further single-glazed window to side aspect. Back boiler, gas fire and stripped wooden flooring.

**Kitchen:** **12' 2 x 6' 6 / 3.72m x 1.99m (approx')**  
Lowered textured ceiling with ceiling light point. UPVC double-glazed windows to side and rear aspects and door leading to rear garden.  
A range of wall & base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine and space for fridge freezer. Space for electric cooker. Wood panelled walls.

***Staircase from entrance hallway to first floor landing***

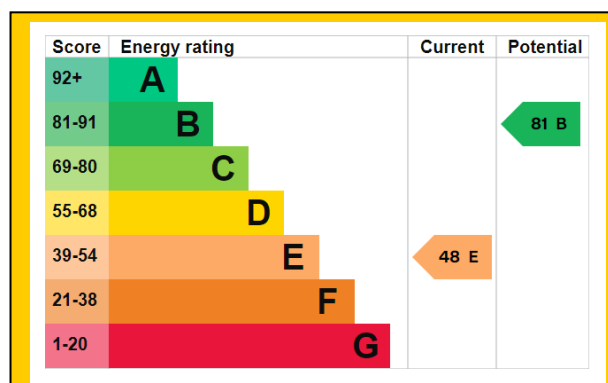
**First Floor Landing:** UPVC double-glazed window to side aspect. L-shaped landing with papered ceiling with ceiling light point and hatch providing access to loft space.

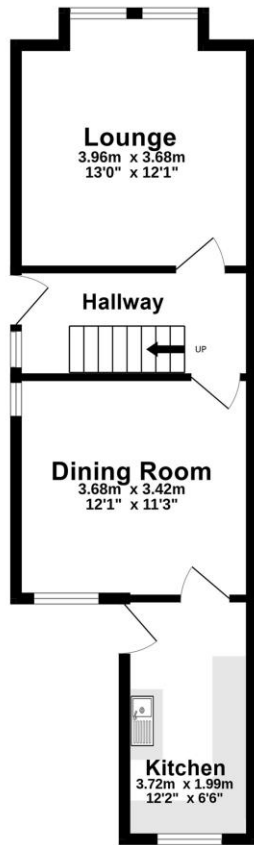
**Bedroom One:** **13' x 12' 1 / 3.96m x 3.68m (approx')**  
Ceiling light point. UPVC double-glazed bay window to front aspect. Single panelled radiator and a range of bedroom furniture and storage with hanging rail.

**Bedroom Two:** **11' 2 x 8' 11 / 3.42m x 2.72m (approx')**  
Having ceiling light point and UPVC double-glazed window to rear aspect.

**Bathroom:** **7' 2 x 6' 9 / 2.19m x 2.06m (approx')**  
Steps lead down. Coved and papered ceiling with ceiling light point. Frosted single-glazed window to rear aspect. Panelled bath with handrails and shower mixer tap. Low-level WC, pedestal wash hand basin, half tiled walls and single panelled radiator. Cupboard housing hot water cylinder with shelved storage over.

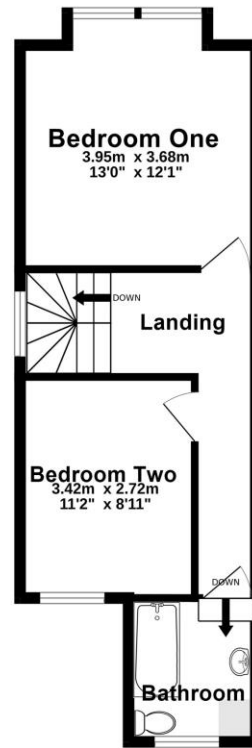
**Outside:** Driveway via dropped pavement provides off road parking for two / three vehicles in tandem. Side aspect gate leads to rear garden. Walled front garden being ornamental with screening hedge and shrubs. Rear garden laid partially to lawn with an array of mature trees, bushes and shrubs.





**Ground Floor**

85 Square M / 914 Square Feet



**First Floor**



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