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Sales, Lettings & Block Management

MID-TERRACED HOUSE

£325,000



Setley Gardens, Throop, Bournemouth, Dorset, BH8 0HQ

- * **Mid-Terraced House** * **84 Square Metres** *
 - * Lounge / Diner with Direct Access to Rear Garden *
 - * Separate Kitchen with Separate Utility Room Area *
 - * Driveway Parking * Garage Fronted Storage Area *
 - * Good Sized Garden with Garden Room * Chain Free *
- Council Tax Band C. EPC C-Rating**

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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.

Setley Gardens, Throop, Bournemouth, Dorset, BH8 0HQ:

UPVC double-glazed front door leads into entrance porch. Having UPVC double-glazed frosted window to side aspect, wood laminate flooring and light point. This in turn leads through to:

Entrance Hallway: Being L-shaped with textured ceiling, ceiling light point and single panelled radiator. Central heating thermostat.

Kitchen: **9' 7 x 7' 11 / 2.93m x 2.41m (approx')**.
Having coved and textured ceiling with railed light point and UPVC double-glazed window to front 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 for integrated electric oven. Four plate integrated electric hobs and cooker hood over. Space and plumbing for washing machine. Splash back tiling.

Lounge / Diner: **18' 6 x 11' 3 / 5.64m x 4.7m (approx')**.
Having coved and textured ceiling with two ceiling light points. UPVC double-glazed window to rear aspect and patio doors leading to garden. Two single panelled radiators and TV/media/telephone point. Access to:

Utility Area: **9' 4 x 7' 9 / 2.87m x 2.36m (approx')**.
Having textured ceiling with ceiling light point. Space for fridge/freezer and fitted storage cupboards. Space for tumble drier. Gas meter.

Garage Fronted Storage Room: **7' 4 x 6' 2 / 2.23m x 1.89m (approx')**. Having light point up-and-over door. Offers good storage for bicycles etc. Electric consumer unit.

Staircase to first floor landing

Landing: Textured ceiling with ceiling light point. Cupboard housing gas central heating boiler, pre-lagged hot water cylinder tank and shelved storage.

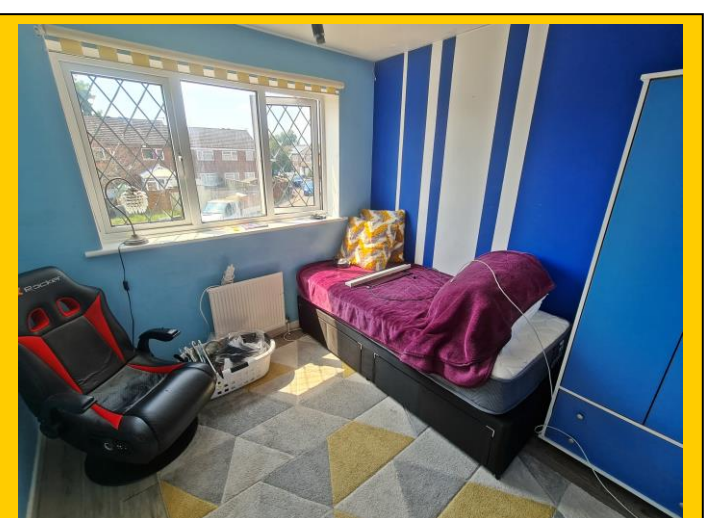
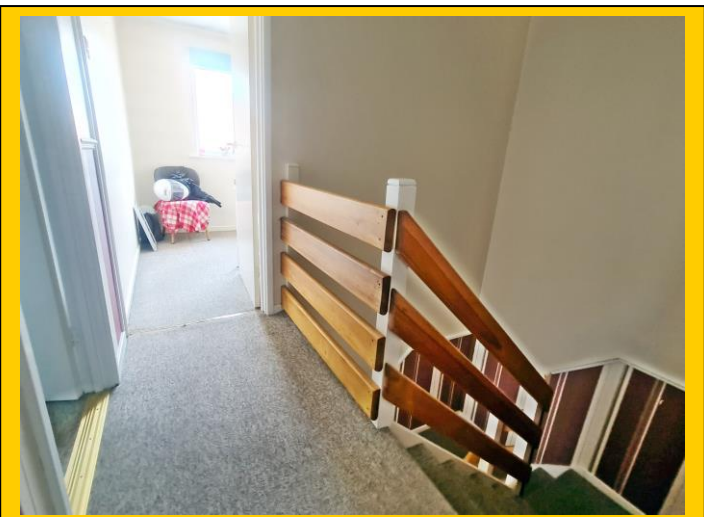
Bedroom One: **13' 5 x 8' 9 / 4.09m x 2.67m (approx')**.
Having textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

Bedroom Two: **8' 9 x 8' 8 / 2.67m x 2.65m (approx')**.
Having textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator. Wood laminate flooring.

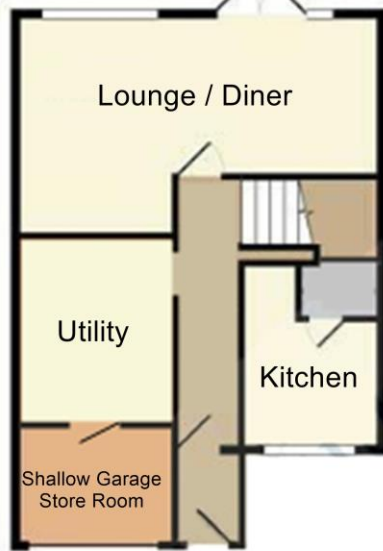
Bedroom Three: **8' 5 x 8' 4 / 2.57m x 2.54m (approx')**.
Having textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

Bathroom: Textured ceiling, ceiling light point and fitted extractor. Frosted UPVC double-glazed window to front aspect. Panelled bath with shower screen and mixer tap over. Vanity unit with inset wash hand basin with mixer tap, low-level WC and single panelled radiator. Splash back tiling.

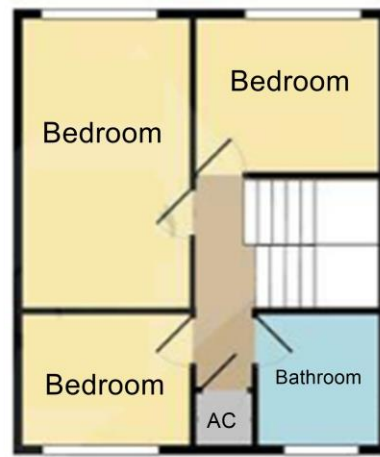
Outside: Front of property being laid to hard standing providing off road parking via dropped kerb. Rear garden laid mainly to patio with a further area of lawn. Elevated area and conservatory style garden room.



Ground Floor



First Floor



84 Square Metres
904 Square Feet

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