

R

www.robertsproperty.co.uk

Roberts

Sales, Lettings & Block Management

DETACHED HOUSE

£650,000



Fitzharris Avenue, Bournemouth, Dorset, BH9 1BZ

- * **Detached Family House** * **136 Square Metres** *
- * **Four Bedrooms** * **Two Reception Rooms** *
- * **Kitchen/Breakfast Room** * **Southerly Garden** *
- * **Luxury Bathroom & En-Suite** * **GF Cloakroom** *
- * **Positioned Opposite Park & Bowling Green** *
- * **Council Tax Band E** * **EPC D-Rated** *

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.

Fitzharris Avenue, Bournemouth, Dorset, BH9 1BZ:

Glazed front door leads into porch. Bevelled glass secondary door leads through to:

- Entrance Hallway:** Having papered ceiling with ceiling light point and dado rail. Frosted UPVC double-glazed window to front aspect. Two single panelled radiators, telephone point wood laminate flooring. Access to under stair storage and door to:
- Ground Floor Cloakroom:** Sloping ceiling, with wall light point and fitted extractor. Low level WC, wall mounted wash hand basin and wood laminate flooring.
- Dining Room:** **14' 1 x 12' 6 / 4.29m x 3.82m (approx')**. Having plain ceiling with ceiling light point and picture rail. Feature UPVC double-glazed bay window to front aspect. Double panelled radiator and television / media point.
- Lounge Reception:** **15' x 12' 1 / 4.57m x 3.68m (approx')**. Bevelled glass double doors leading into room. Having plain coved ceiling with ceiling light point and picture rail shelf. UPVC double-glazed floor to ceiling windows with fan lights and double casement doors leading to rear garden. window to rear aspect with two further high-level frosted windows to side aspect. Recessed fire surround, two double panelled radiators and wood laminate flooring.
- Kitchen / Breakfast Room:** **18' 1 x 10' 5 / 5.52m x 3.18m (approx')**. Having plain ceiling with recessed low-level downlighting. UPVC double-glazed window to rear aspect and further frosted UPVC double-glazed side aspect window. UPVC double-glazed door providing access to garden. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated one-and-a-half electric oven with five burner gas hob and cooker hood over. Integrated under counter appliances which include washing machine, dishwasher, fridge and freezer. Cupboard housing gas central heating combination boiler. Splash back tiling and wood laminate flooring. Built in table. Feature vertical radiator.
- Staircase from hallway to first floor landing***
- Landing:** Having textured ceiling, two ceiling light points and fitted smoke detector. Hatch providing access to loft via pull down ladder (Velux window in loft). Frosted UPVC double-glazed window to side aspect. Fitted linen cupboard. Radiator.
- Bedroom One:** **14' 4 x 14' 3 / 4.36m x 4.33m (approx')**. Having papered ceiling with ceiling light point, dado rail and picture rail. UPVC double-glazed feature bay window to front aspect with views over bowling green. Dingle panelled radiator and fitted double wardrobe. Door provides access to:
- En-Suite Shower Room:** **6' 8 x 4' 2 / 2.03m x 1.27m (approx')**. Having plain ceiling with recessed low level down lighting and extractor. Double shower cubicle with fitted thermostatic shower valve and overhead rose. Close coupled WC, vanity unit with inset wash hand basin and mixer tap. Fully tiled walls, tiled flooring and vertical towel rail.
- Bedroom Two:** **15' 1 x 12' 2 / 4.59m x 3.71m (approx')**. Having plain ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Feature cast iron fire surround and double panelled radiator.
- Bedroom Three:** **10' 7 x 10' 7 / 3.23m x 3.23m (approx')**. Having plain ceiling with ceiling light point. UPVC double glazed window to rear aspect and double panelled radiator.

Bedroom Four

8' 7 x 7' 6 / 2.61m x 2.29m (approx').

Having papered ceiling with ceiling light point and picture rail. UPVC double glazed window to front aspect and single panelled radiator.

Family Bathroom:

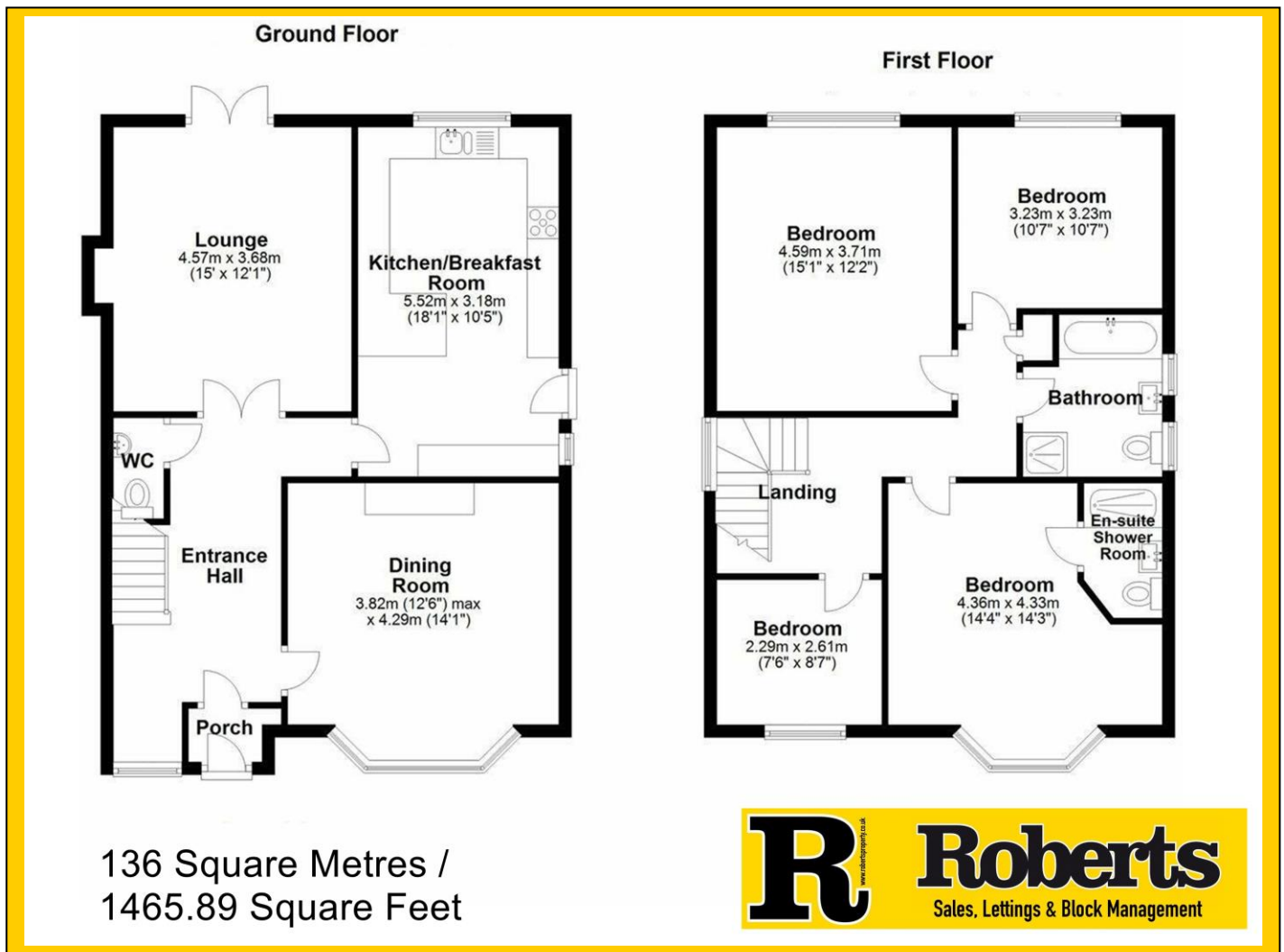
8' x 7' 1 / 2.59m x 2.16m (approx'). Having plain ceiling with recessed low level down lighting and extractor. Two frosted UPVC double-glazed windows to side aspect. Double ended panelled bath with central mixer tap. Shower cubicle with fitted thermostatic shower valve and overhead rose. Concealed cistern WC, vanity unit with inset wash hand basin and mixer tap. Fully tiled walls, laminate style tiled flooring and feature vertical towel rail.

Front Garden:

Driveway providing off road parking via dropped kerb for three vehicles side by side. Side aspect gate and pathway gives access to:

Rear Garden:

To a southerly aspect. Laid partially to patio with the remainder laid to lawn. A further area of sun deck. Large shed with windows and further storage shed both having power. Pear tree and stocked border with an array of mature and established shrubs. A notably private and secluded garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		







Outlook from Front of Property



