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DETACHED HOUSE
ARRANGED AS TWO FLATS

£375,000



Chatsworth Road, Charminster, Bournemouth, BH8 8SL

Detached House Arranged as Two Flats

- * One Bedroom Ground Floor Flat with Sq' M *
- * One Bedroom First Floor Flat with Sq' M *
- * Both Flats with Private Entrances & Parking *
- * Courtyard Gardens * Own GCH Systems & DG *
- * Freehold Tenure * No Forward Chain *
- * **Council Tax Band** * **GF EPC-** * **FF EPC-** *

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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.

Ground Floor Flat

Side aspect private entrance leads into:

Entrance Lobby & Hallway:

Lobby with ceiling light point and picture rail. Inner door to hallway with plain coved ceiling, ceiling light point and central heating thermostat. Wood flooring.

Lounge Reception: 15' 4 x 10' 10 / 4.67m x 3.30m (approx').

Having plain corniced ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Feature fire surround, single panelled radiator and television / media point.

Kitchen / Diner: 13' 10 x 10' 10 / 4.22m x 3.30m (approx').

Having plain ceiling with railed down light point. UPVC double-glazed casement door leading to rear garden with further high-level window over. Side aspect frosted UPVC double-glazed window. 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 electric oven with integrated electric hob and cooker hood over. Space and plumbing for washing machine and dishwasher. Under counter fridge and under counter freezer. Cupboard housing gas central heating combination boiler. Splash back tiling and tiled flooring. Ample space to dine.

Bedroom: 12' 6 x 10' 10 / 3.81m x 3.30m (approx').

Plain corniced ceiling with ceiling light point and picture rail. Two UPVC double-glazed windows to front aspect. Double panelled radiator.

Bathroom:

Accessed via inner lobby with double door storage cupboards. A T-shaped room with plain ceiling, ceiling light point and frosted UPVC double-glazed window to rear aspect. Double ended bath with central mixer tap, pedestal wash hand basin and low-level WC. Shower cubicle with double tray and electric shower unit. Tiled walls and double panelled radiator.



FLOORPLAN
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First Floor Flat

Side aspect private entrance door leads into:

Entrance Lobby & Staircase:

Lobby with ceiling light point and picture rail. Fitted cupboard and staircase to first floor. Half landing UPVC double-glazed window to rear aspect. Landing level having textured ceiling with ceiling light point and door leading to:

Hallway: Having naturally coved and papered ceiling with ceiling light point and hatch providing access to loft. Central heating thermostat and cupboard storage.

Lounge Reception: 15' 4 x 10' 10 / 4.67m x 3.30m (approx').

Naturally coved and textured ceiling, ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Fire surround, single panelled radiator and TV / media point.

Kitchen / Diner: 13' 10 x 10' 2 / 4.22m x 3.10m (approx').

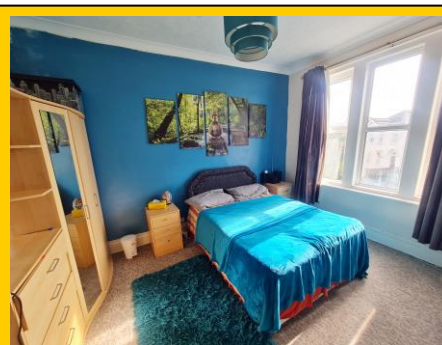
Textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. High level side aspect window. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood over. Space and plumbing for washing machine and space for fridge / freezer. Gas central heating combination boiler. Splash back tiling, wood flooring & electrics cupboard.

Bedroom: 12' 9 x 10' 10 / 3.89m x 3.30m (approx'). Coved and textured ceiling with ceiling light point. Three UPVC double-glazed windows to front aspect. Single panelled radiator.

Bathroom: 7' 1 x 5' 3 / 2.16m x 1.60m (approx').

Plain ceiling with ceiling light point and frosted UPVC double-glazed window to rear aspect. Panelled bath with handrails, fitted shower screen, mixer tap and electric shower over. Pedestal wash hand basin with mixer tap and ladder style heated towel rail. Tiled walls and tiled flooring.

Separate Cloakroom: Textured ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Low-level WC, tiled walls and single panelled radiator.



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