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Roberts

Sales, Lettings & Block Management

FIRST FLOOR FREEHOLD FLAT

£185,000



Chatsworth Road, Charminster, Bournemouth, BH8 8SL

- **First Floor Character Flat**
- **One Double Bedroom**
- **Private Entrance & Lobby**
- **Lounge with Feature Bay**
- **Kitchen / Diner**
- **Bathroom & Sep' WC**
- **Courtyard Garden**
- **Freehold with a Lease to the Neighbouring GF Flat**
- **Pets Permitted**
- **Maintenance as & when**
- **EPC -Rated**
- **Council Tax Band**
- **No Forward Chain**

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.

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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.

Outside

Front of property laid to hard standing providing off road parking. Shared side access pathway leads to: Private walled courtyard garden laid to patio.

Tenure:
Charges:

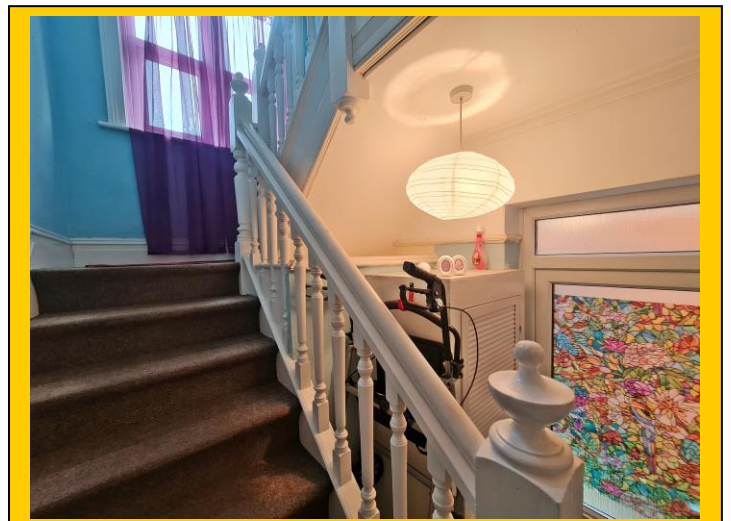
Freehold with the benefit of a lease to the neighbouring flat.

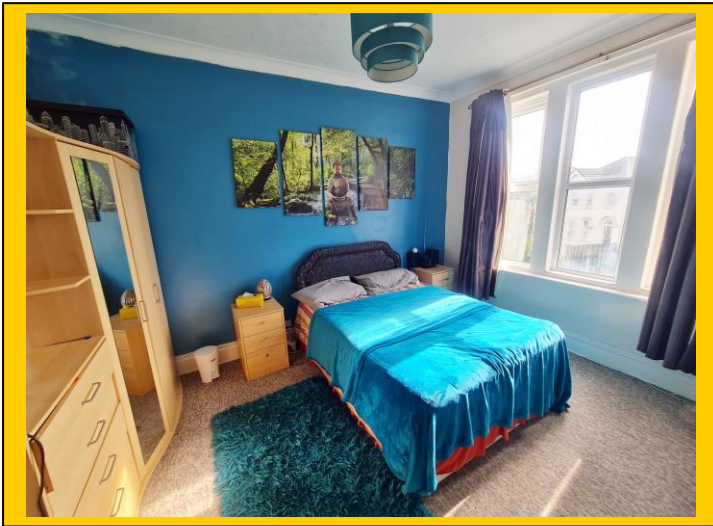
Maintenance: 50/50 on an as and when basis.

Ground Rent: £Nil

Council Tax:

Band B





**FLOORPLAN
HERE**

