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# Roberts

Sales, Lettings & Block Management

**SEMI-DETACHED HOUSE**

**£360,000**



**Capstone Road, Charminster, Bournemouth, Dorset, BH8 8RP**

- \* Semi-Detached Family House \* 93 Sq' M \***
- \* Three Double Bedrooms (No Box Room / Single) \***
- \* Feature Lounge Through Dining Room \***
- \* Dual Aspect Kitchen / Breakfast Room \***
- \* FF Family Bathroom & GF Cloakroom \***
- \* Driveway Parking & Lawned Rear Garden \***
- \* Council Tax Band C \* EPC C-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.

## Capstone Road, Charminster, Bournemouth, Dorset, BH8 8RP

UPVC double-glazed front door leads into:

- Entrance** Plain ceiling, two ceiling light points and double panelled radiator.  
**Hallway:** Cupboard housing electrics and wood laminate flooring.
- Ground Floor** Plain ceiling with ceiling light point and extractor fan. Low level WC.  
**Cloakroom:** Pedestal wash hand basin and wood laminate flooring.
- Lounge** **24' 11 x 12' 2 / 7.6m x 3.72m (approx')**. Plain coved ceiling with  
**Through** two ceiling light points. UPVC double-glazed bay window to front  
**Dining Room:** aspect. UPVC double-glazed double casement doors leading to  
garden. Two double panelled radiators, fire surround, TV point and  
telephone point. Wood laminate flooring.
- Kitchen /** **14' 11 x 8' 8 / 4.54mx 2.65m (approx')**.  
**Breakfast** Plain ceiling with two ceiling light points. UPVC double-glazed  
**Room:** windows to side and rear aspects with UPVC double-glazed  
casement door leading to garden. A range of wall and base  
mounted units with work surfaces over. Single bowl single drainer  
sink unit with mixer tap. Integrated four-burner gas hob with cooker  
hood. Integrated one-and-a-half electric oven. Integrated fridge /  
freezer. Space and plumbing for washing machine and dishwasher.  
Splash back tiling. Wall mounted gas central heating 'Worcester  
Bosch' combination boiler and double panelled radiator.
- Staircase from entrance hallway to first floor landing***
- First Floor** At landing level, plain ceiling with wall light points. Hatch provides  
**Landing:** access to loft. Double panelled radiator.
- Bedroom One:** **12' 9 x 10' 3 / 3.9m x 3.12m (approx')**.  
Plain coved ceiling with ceiling light point. UPVC double-glazed bay  
window to front aspect. Double panelled radiator.
- Bedroom** **12' 2 x 10' 3 / 3.71m x 3.12m (approx')**.  
**Two:** Plain coved ceiling with ceiling light point. UPVC double-glazed bay  
window to rear aspect. Single panelled radiator.
- Bedroom** **14' 11 x 8' 8 / 4.54mx 2.65m (approx')**. Plain ceiling with ceiling  
**Three:** light point and picture rail. UPVC double-glazed window to side and  
rear aspects. Double panelled radiator. Shelved linen cupboard.
- Bathroom:** **10' 10 x 5' 2 / 3.31m x 1.58m (approx')**.  
Plain ceiling with ceiling light point and extractor. Frosted UPVC  
double-glazed window to front aspect. Double ended bath with  
central shower mixer tap. Close coupled WC. Pedestal wash hand  
basin and shower cubicle with thermostatic shower valve. Tiled  
walls, tiled flooring and heated chrome ladder style towel rail.



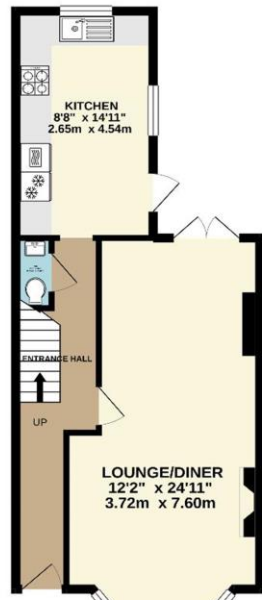
**Outside:**

Front garden laid to border with screening hedge. Front of property having driveway parking via dropped kerb giving off road parking. Double gates leading to rear garden with patio area, steps to lawned garden with further elevated patio area with borders. A good array of mature and established bushes and shrubs.



93 Square Metres /  
1001 Square Feet

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Ground Floor



First Floor



