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Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£275,000



Ross Gardens, Bearwood, Bournemouth, BH11 9UG

- * **Semi Detached House** * **56 Square Metres** *
 - * 16ft6 x 12ft2 Lounge / Diner * Kitchen 12ft2 x 7ft2 *
 - * Two Double Bedrooms * Family Bathroom *
 - * Driveway for 3/4 Vehicles Plus Pitched Roof Garage *
 - * Secluded Rear Garden with Patio, Lawn & Shed *
 - * GCH & UPVC DG * Vacant & Chain Free *
- Council Tax Band B. 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.

Ross Gardens, Bearwood, Bournemouth, BH11 9UG:

UPVC double-glazed front door leads into entrance porch. Having coved and textured ceiling with ceiling light point. Cupboard housing electrics consumer unit. Inner door leads through to:

Lounge / Diner: **16' 6 x 12' 2 (5.03m max' x 3.71m) approx'**.

Coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect with further UPVC double-glazed side aspect window. Double panelled radiator. Television / media point and telephone point.

Kitchen: **12' 2 x 7' 2 (3.71m x 2.18m) approx'**.

Having coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect and UPVC double-glazed door leading to rear 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. Space and connection for gas cooker with cooker hood over. Space and plumbing for washing machine, space and connection for tumble drier and space for fridge freezer. Wall mounted gas central heating combination boiler and single panelled radiator.

Staircase from lounge/diner to first floor landing

Landing: Coved and textured ceiling with ceiling light point. Hatch provides access to loft.

Bedroom One: **12' 2 x 8' 3 (3.71m x 2.51m) approx'**.

Coved and textured ceiling, ceiling light point and UPVC double-glazed window to front aspect. Single panelled radiator. Fitted wardrobes.

Bedroom Two: **12' 2 x 7' 4 (3.71m x 2.23m) approx'**.

Coved and textured ceiling with ceiling light point and UPVC double-glazed window to rear aspect. Single panelled radiator. Fitted storage cupboard.

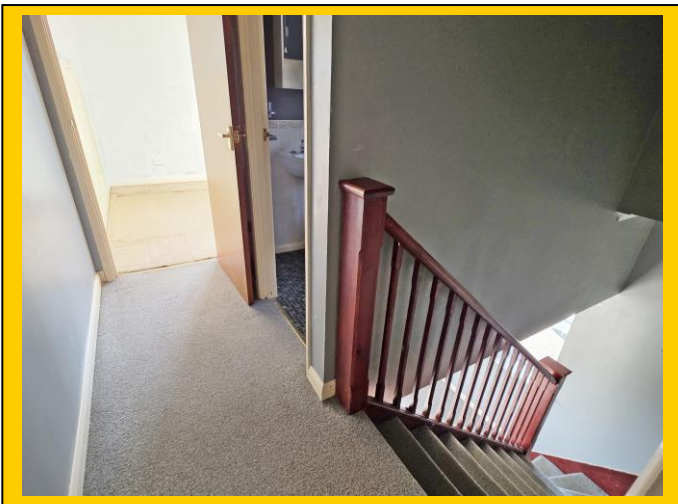
Bathroom: **9' x 4' 7 (2.74m x 1.40m) approx'**.

Having coved and textured ceiling with ceiling light point and fitted extractor. Frosted UPVC double-glazed window to side aspect. Low-level WC and pedestal wash hand basin. Panelled bath with shower mixer tap over and concertina glass shower screen. Part tiled walls and single panelled radiator.

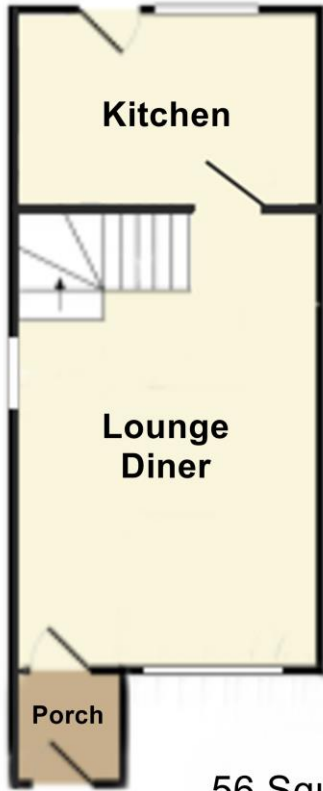
Outside: Front garden laid to lawn. Dropped pavement providing driveway off road parking for three / four vehicles in tandem. Access to garage. Side gate to: Rear garden being laid partially to patio with brick borders, area of false grass with further grassed areas. Garden shed with window.

Garage: Having up-and-over door and power and light. Access to overhead storage.

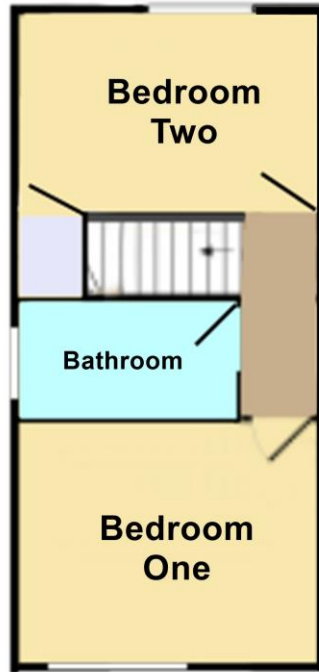




Ground Floor



First Floor



56 Square Metres
603 Square Feet

