

CHARMINSTER ROAD

BOURNEMOUTH




£389,950
FREEHOLD

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CHARMINSTER ROAD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

- EXECUTORS' SALE - Probate granted
- Detached 3 bedroom house
- Convenient location for families
- GOOD RANGE OF LOCAL SCHOOLS
- Set on good size plot with parking and LARGE GARAGE
- LARGE LOUNGE/DINER plus GARDEN ROOM

EXECUTORS' SALE. 3 bedroom house with good range of schools and open space nearby. OFFERS SCOPE FOR FURTHER UPDATING. Set on good size plot with parking at the front and LARGE GARAGE. No forward chain, so QUICK MOVE POSSIBLE

CHARMINSTER ROAD

OFFERED BY ORDER OF THE EXECUTORS

3 bedroom detached house in convenient location, ideal for families with a good range of schools and open space within easy reach

Now offering some potential to update and improve

There is a spacious entrance hall with useful downstairs cloakroom

The through lounge/diner is a fabulous size which leads into a bright and airy garden room with high level Velux window and doors out to the garden

The kitchen is well fitted with light oak effect units, marble effect worktops and space for the usual appliances

Majority of windows are UPVC double glazed and there is gas fired central heating (provided by a Glow-worm boiler (in the kitchen)

The first floor has 2 DOUBLE BEDROOMS and a LARGE SINGLE BEDROOM plus a large family bathroom with coloured suite

At the front of the house a recently laid tarmacadam drive provides plenty of parking space and access to the LARGE GARAGE with double wooden doors and side access to the garden

The level garden is mainly laid to lawn with mature trees to the rear boundary

There are convenience stores a short walk away on Castle Lane, with the popular Castlepoint Shopping Centre a little further away

Bus services along Charminster Road and Castle Lane offer a wide range of routes

Bournemouth town centre is easily reached, offering a wide choice of shops and restaurants as well as the Blue Flag beaches.

Council Tax Band D

A FAMILY HOME WITH POTENTIAL, and NO FORWARD CHAIN

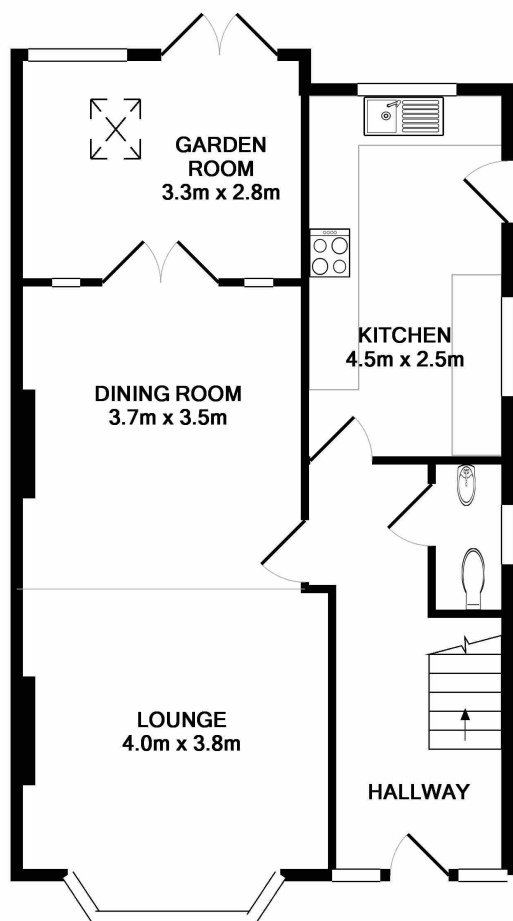
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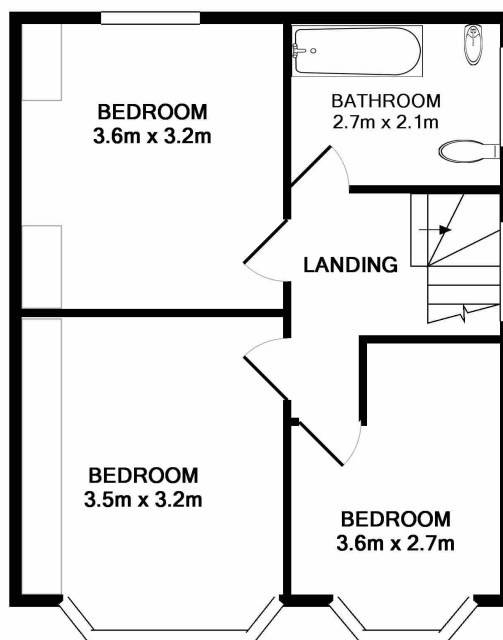
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GROUND FLOOR
APPROX. FLOOR
AREA 58.8 SQ.M.
(633 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 43.7 SQ.M.
(470 SQ.FT.)

TOTAL APPROX. FLOOR AREA 102.5 SQ.M. (1103 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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