



Malmesbury Park Road

Bournemouth, BH8 8PU

Guide Price £300,000 -
£310,000

- Two Double Bedrooms
- Two Separate Reception Rooms
- Fitted Kitchen
- Front Porch
- Double Glazing and Gas Central Heating
- Driveway and Off Road Parking
- Southerly Aspect Rear Garden
- Vacant Possession



HOUSE & SON

A charming Cottage style two double bedroom semi-detached home. The property is bright and airy with well proportioned rooms and is offered for sale in a very clean and tidy condition.

While the property could benefit from a degree of modernization, it is very much viable and would make an ideal first time purchase. The property is fully double glazed and has gas fired heating, off road parking and a spacious south facing rear garden. Located in the popular Charminster area, this home is minutes walk from local schooling, shops restaurants and cafes, main bus routes and local recreational grounds. Bournemouth train station, town centre, Queens Park Golf Course, Winton and Bournemouth Universities are all but a short cycle away. We anticipate a great deal of interest in this Charming property.

ENTRANCE PORCH

6' 3" x 3' 6" (1.91m x 1.07m)

UPVC double glazed windows to side and rear, light and power points, wooden glazed front door leads to hallway.

HALLWAY

11' 6" x 5' 3" (3.51m x 1.6m)

Reception hallway with stairs the first floor, light and power points, access to lounge and kitchen/diner.

LOUNGE

11' 6 into box bay window" x 11' 6 into chimney recess" (3.51m x 3.51m)

Dual UPVC double glazed windows to front, with half height shutter blinds, radiator under. Marble effect fireplace, with decorative surround, inset electric fire. Wall lights, light and power point.

KITCHEN/DINER

18' 6" x 11' 6" (5.64m x 3.51m)

11'6" into recess narrowing to 5'11" x 18'6" max narrowing to 10'9". Southerly aspect with outlook over the south facing private rear garden, UPVC double glazed windows to rear and side, UPVC double glazed door to side. Stainless steel one and a half bowl sink unit with drainer to the side, chrome mixer tap over, inset into granite effect worktop, range of base units under, space for free standing washing machine, cooker, and separate fridge and freezer.

Complimenting eye level cabinets. Part tiled walls and stainless steel splashback, stainless steel extractor over. The dining area has ample provision for table and chairs and further furniture. Laminate flooring, radiator, lights and power points, access to spacious under stairs storage cupboard, which also houses the electrical consumer unit.

FIRST FLOOR LANDING

UPVC double glazed windows to side, access to bedrooms and bathroom. Loft hatch.

BEDROOM ONE

11' 6 into chimney recess" x 11' 6 into box bay window"
(3.51m x 3.51m)

UPVC double glazed windows to front, with half height shutter blinds, radiator under, light and power points. Decorative metal piece.

BEDROOM TWO

10' 9" x 9' 0 into recess" (3.28m x 2.74m)

UPVC window to rear with outlook over south facing private rear garden, built-in wardrobes and storage cupboards, light and power points.

BATHROOM

7' 9" x 5' 11" (2.36m x 1.8m)

White three piece suite comprising, "P"-shaped bath with side panel, glass shower screen to side, bar shower, chrome mixer taps, low level white WC, pedestal wash hand basin with chrome mixer tap over, chrome towel rail, split built-in cupboard housing hot water cylinder, with separate airing cupboard over. Range of wall mounted vanity units, laminate flooring, tiled walls and an obscure UPVC double glazed window to rear.

SOUTH FACING REAR GARDEN

A patio area abuts the rear of the property with access to outside toilet and side storage shed, a central lawn area is enclosed by flower beds featuring a variety of mature planting. To the rear of the garden is a further patio area and further timber storage shed.

OUTSIDE TOILET

Access via UPVC door. White low level WC. Gas fired boiler. Window to rear. Light and power.

SIDE STORAGE SHED

Panels timber construction with access to the front of the property, casual lighting and electric.





Total area: approx. 75.1 sq. metres (808.5 sq. feet)

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Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

Energy performance certificate (EPC)

| | | |
|--|---------------------------|-------------------------------|
| 111 Manselton Park Road Bournemouth | Energy rating D | Valid until 8 January 2014 |
| Property type | Semi-detached house | |
| Total floor area | 70 square metres | |

OFFICE

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