

Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	75	A (92-100)	G (1-20)
		B (81-91)	F (21-38)
		C (69-80)	E (39-54)
		D (55-68)	
	61		



Shelbourne Road, Charminster, Bournemouth, Dorset



CLARKES are pleased to offer this SPACIOUS DETACHED HOUSE for sale which is offered with No Forward Chain.

Clarkes are delighted to offer this four bedroom detached house on Shelbourne Road. A Popular location within a short walk of Charminster. Local shops, bars, restaurants nearby, as well as great transport links including bus routes and the train station. Nearby Schools include Malmesbury Park Primary School and The Bishop of Winchester Academy.

Ground Floor:

Entering the property through a spacious porch into the hallway which offers character features including a dado rail and picture rail. The ground floor offers a lounge plus a separate bedroom or 2nd reception room and a family bathroom. Also a modern kitchen breakfast room which offers matching white, wall and base units. Roll edge work tops with stylish tiled splash backs, plus a sink, mixer tap and drainer. Integrated appliances include a gas hob, extractor and oven. Space for a washing machine and fridge freezer. The breakfast room offers French doors opening onto the garden and space / points for a second fridge freezer.



First Floor :

The first floor comprises of three double bedrooms; two of these benefit from built in wardrobes; one single bedroom and a modern shower room with separate WC.

Outside Front

Driveway parking for two vehicles and a wooden side gate provides access to the rear.

Outside Rear

Grass laid to lawn with a pathway to the rear of the garden to the garden shed.

Agent Notes

Offered with NO FORWARD CHAIN.

The Property is currently tenanted.

Council Tax Band : D

Please note some Images were taken in 2019



Asking Price £415,000

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All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.