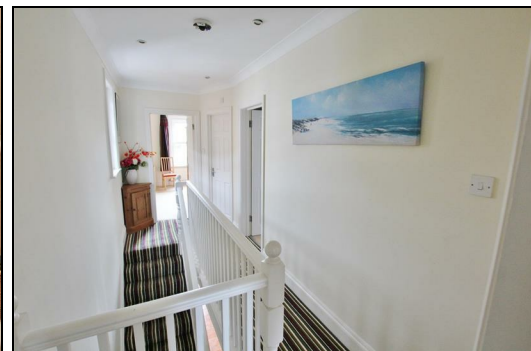




157 Capstone Road, Charminster, Bournemouth, Dorset, BH8 8RZ
£294,950



This spacious four/five bedroom detached house could provide an ideal home and income. or simply a great family house. Located in the popular area of Charminster, the house is within easy reach of local shops, transport links and is ideally placed for hosting foreign language students for additional income.

The accommodation consists of a lounge with bright bay window at the front of the property. Behind this is a ground floor bedroom or separate dining room, with an adjoining modern shower room that has a lovely corner shower unit, separately heated towel rail, WC and basin with vanity unit.

At the back there is a spacious kitchen/breakfast room which has French doors opening onto the garden.

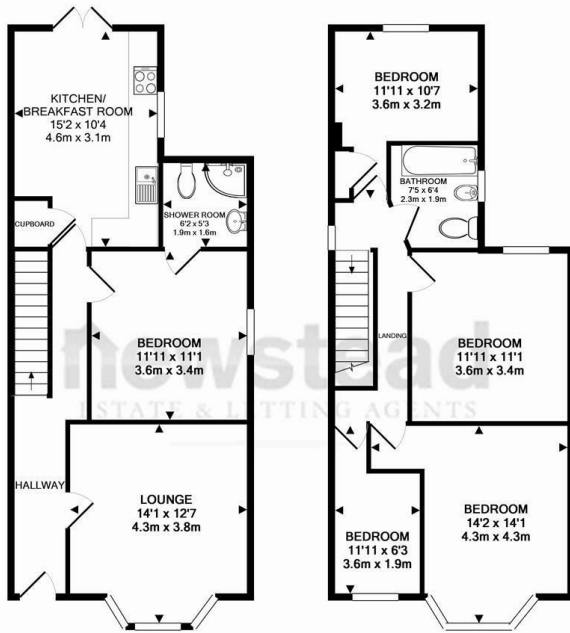
Upstairs there is a master bedroom with bay window which has been split from the original layout to provide a fourth/fifth bedroom which would be ideal for a nursery, study or dressing room. There are two further bedrooms as well as a bathroom.

The property has the benefit of TV points throughout, gas fired central heating and UPVC double glazing (mostly fitted within the last five years). The guttering and soffits have also been recently replaced with UPVC.

Outside the front garden has been paved for ease of maintenance. There is a side access path with gate and security light which leads to the sunny rear garden behind. The south-westerly facing rear garden gets sunshine throughout the day and is landscaped to include a decking area, retained and shingled borders in addition to a well kept lawn.

If you're looking for a good sized family house with lots of bedroom space or would like the option for extra income from lodgers/students, please get in touch with us to book your viewing.

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GROUND FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(55.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 562 SQ.FT.
(52.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1163 SQ.FT. (108.1 SQ.M.)

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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