



Estate Agents



Auctioneers

Lombard Avenue, Southbourne, Bournemouth, BH6 3LY

£575,000

Three Bedroom Detached Bedford-Built Home | Large Entrance Hall
Two Reception Rooms | Kitchen/Breakfast Room | Conservatory | Ground Floor W/C
Two Double Bedrooms | Third Single Bedroom | Shower Room | Separate W/C
Loft Room | Front and Rear Gardens | Detached Garage | Off Road Parking



A well maintained three bedroom detached Bedford built house set within one of Southbourne's premier tree lined roads; the property would now benefit from some internal modernisation. Lombard Avenue is set betwixt the high streets of Southbourne & Tuckton both with their array of shops, bars and eateries; and Southbourne beach is also within easy reach.

Entrance to the property is at the side of the house which leads into the 17' hallway with doors leading to all ground floor accommodation, ground floor w/c and feature 'bull nose' staircase. The two reception rooms overlook the front of the property and both feature dual aspect windows, curved bay window and measure 16'5 x 12'11 & 16'5 x 12'6 respectively, with the latter currently arranged as a ground floor bedroom. The kitchen overlooks the rear garden and has a range of matching cupboards at base and eye level. There is a large pantry cupboard and door leading into the conservatory; currently arranged as a study.

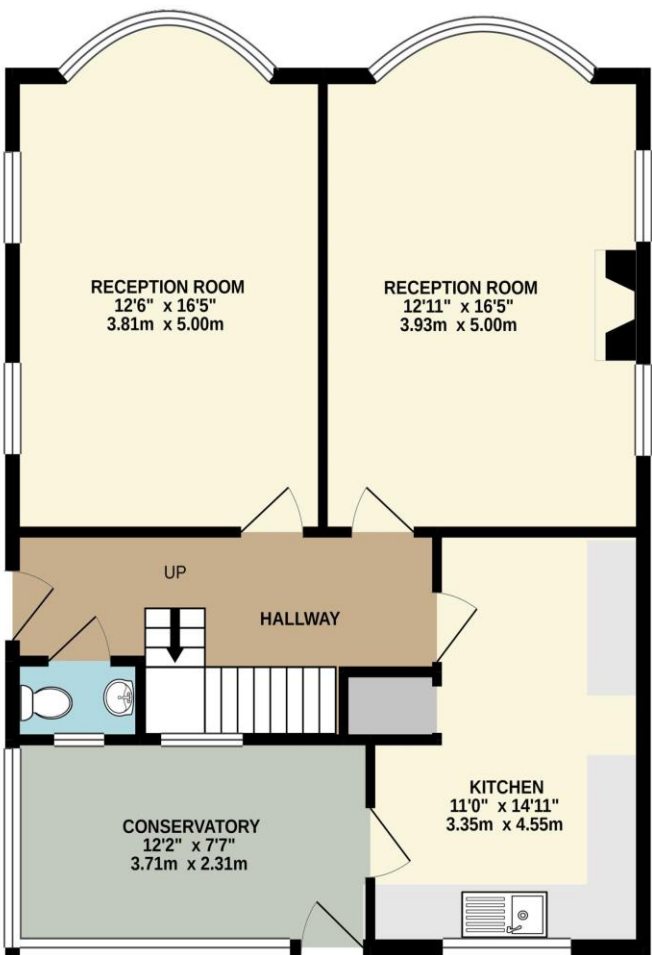
Upstairs, the property boasts two large double bedrooms with dual aspect windows, curved bay windows and vanity wash hand basins in both rooms; bedroom three is a spacious single bedroom. The shower room has recently been updated and comprises of a large walk-in shower with sliding doors, wash basin inset to vanity unit and airing cupboard. There is a separate w/c which has potential to be incorporated into the shower room if desired. The loft has been partially converted with future potential to become a bedroom.

Outside, the rear garden is predominantly laid to lawn with mature border plants and space for a shed. The detached garage is set at the rear of the property and is fitted with electric power and light. There is space on the driveway for several vehicles and a well maintained front garden with lawn and mature borders.

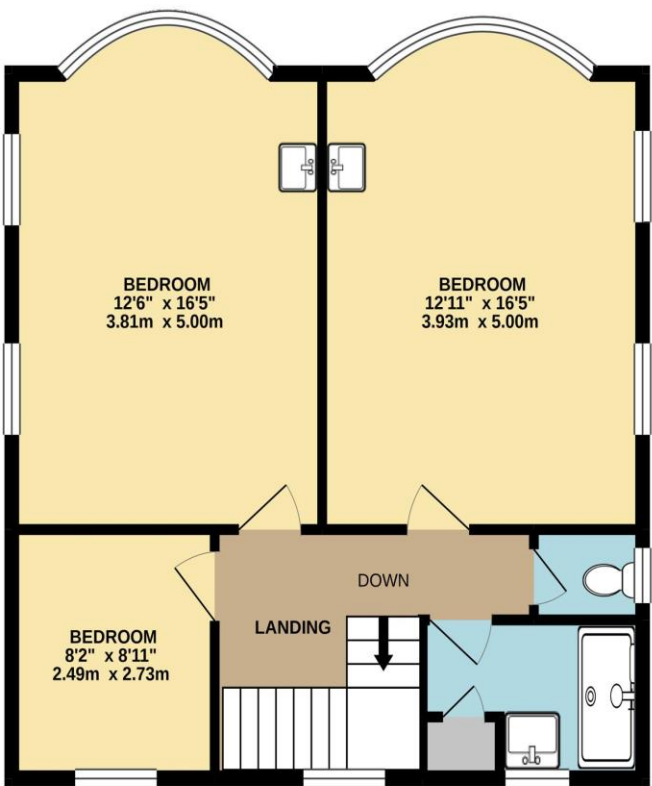
Council Tax Band: E

EPC Rating: To be confirmed

GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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