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St. Leonards Avenue
Blandford Forum



Property Description

History:

Blandford Forum has a rich history dating back to Saxon times.

The town was rebuilt after a devastating fire in 1731, which destroyed most buildings. The area around St Leonard's Avenue was developed as part of the 20th-century suburban expansion, especially after the arrival of the railway in 1863. The name is St Leonards Avenue is linked to St Leonards Chapel which was part of St Leonard's Hospital operational in the 13th Century.

Location:

St Leonards Avenue is now a popular residential area and regarded as one of the more popular roads locally, it is also close to the main town and with good and easy road links to Poole, Salisbury, Dorchester and the motorways to Southampton and London.

Brief Details:

The house is unusual as it has three floors to the rear and two to the front. An imposing semi-detached house in need of some updating and refurbishment/ Three bedrooms, two Reception Rooms and currently two kitchens, this is the perfect property to make your own and start with a blank canvas. The huge garden is an added bonus.

Detailed Description:

Entrance Porch

Upvc Double Glazed door and side windows leading to the period front door.

Entrance Hall

Large Entrance Hall with entrance door and side windows the hall retains many period features. Stairs to First floor and Cupboard under. Doors to both Reception and Kitchen "One".

Front Reception Room

12' 1" x 13' 1" (3.68m x 3.99m)

Square bay window to front overlooking the garden. High Ceilings with Picture rails and former fireplace now covered. Radiator.

Rear Reception Room

12' 7" x 13' 5" (3.84m x 4.09m)

Large Window to rear with views of the garden and valley beyond. Chimney breast with covered fireplace. Radiator.

Kitchen One

8' 7" x 12' 7" (2.62m x 3.84m)

Window to side. Fitted kitchen with a range of older style cupboard and drawer units. Old oil Cast iron range. Recently installed Boiler. Steps to Larder. Steps down to rear ground level.

Lander Room

7' 3" max x 8' Max (2.21m max x 2.44m Max)

Small window to rear, range of shelving and storage areas.

Kitchen Two

11' 9" x 12' 6" (3.58m x 3.81m)

Lower Garden Level second Kitchen again with a range of older style cupboards and drawer units. Second cast iron oil range. Stainless steel sink. Door to small hallway and doors to Cloakroom and Conservatory.

Cloakroom

Low Level Wc

Conservatory

Conservatory of mixed construction with aluminium and wood frame and glass roofs and sides. Door to garden.

Landing

Access to large loft space. Doors to al first-floor rooms.

Bedroom One

12' 1" x 13' 1" (3.68m x 3.99m)

Window to front overlooking the garden and St Leonard's Avenue. Radiator.

Bedroom Two

11' 2" x 12' 1" (3.40m x 3.68m)

Window to rear with views of the garden and valley beyond. Radiator.

Bedroom Three

12' 7" x 8' 6" (3.84m x 2.59m)

Window to side with storage cupboard hosing hot water tank. Radiator.

Main Bathroom/Wc

Window to Front Radiator. Older style suite pink suite with low level WC, Pedestal Wash hand basin, Walk in shower unit with shower attachment and controls.

Rear Garden

Large Garden which is in excess of 180 ft in length. well stock with mature shrubs and trees and flower beds. Patio area leading to an area mainly with flowers and shrubs, through a herbaceous arch to an area of lawn, at the bottom of the garden is a shed screen by mature trees.

Front Garden Drive and Garage

Brick Boundary Wall with Double iron gates giving access to the gravel drive and path to the front porch door. The front has matured privet and bay tree hedges. Driveway with parking for two or three cars leading to the Detached Garage with up and over door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: BLF306472 - 0010