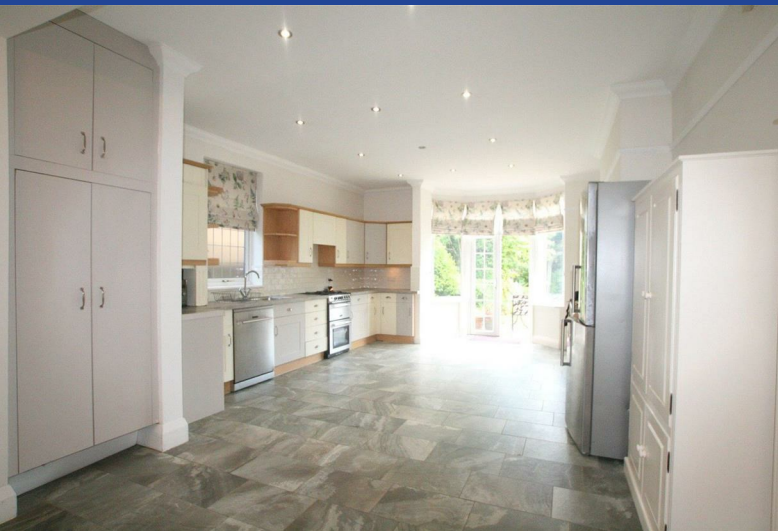




## 19 Lonsdale Road

Bournemouth, BH3 7LX

Price Guide £750,000





## Road Map



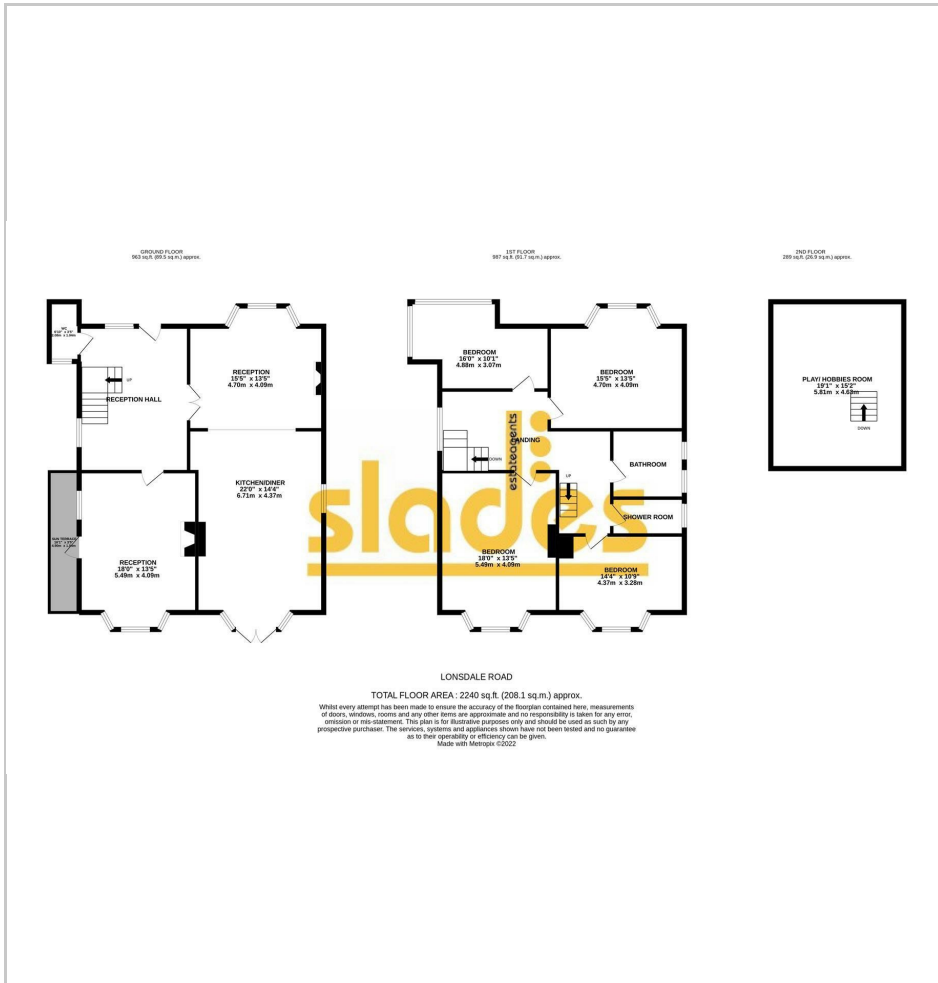
## Hybrid Map



## Terrain Map



## Floor Plan



- Spacious Reception Hall
- Two Good Reception Rooms
- Large Modern Kitchen
- 4 Double Bedrooms
- Loft Room
- Family Bathroom
- Private Sunny Garden
- Detached Garage & Ample Parking
- No Forward Chain
- Sought After BH3 Location

## Viewing

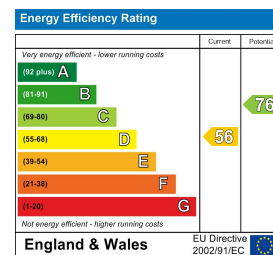
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph



**A well presented 4 double bedroom (plus loft room) detached character house within this sought after residential location. NO CHAIN**



The accommodation with approximate room sizes comprises of a feature canopied entrance and modern composite front door with inset leaded glazed panel and side screen leading to the

#### **SPACIOUS RECEPTION HALL**

being of a generous size with mock beamed ceiling, 'Dutch' plate rail and picture rail. Double panel radiator with thermostatic valve, wall thermostat for central heating and useful under stairs storage cupboard. Feature stained and leaded glazed window to the side elevation. Doors to

#### **CLOAKROOM**

being of a generous size with light fitting, leaded glazed window to the rear elevation, dado rail and convection radiator with thermostatic valve. Period suite comprising of a close couple WC and pedestal wash hand basin with tiled splashback and chrome taps. Original checked black and white tiled floor.

#### **OPEN PLAN KITCHEN/ FAMILY ROOM**

From the reception hall a pair of glazed doors lead to the large OPEN PLAN KITCHEN / DINING / FAMILY ROOM. The dining / family area has a coved ceiling with central pendant light, double panel radiator with thermostatic valve, wooden fireplace surround with open grate and uPVC double glazed bay window to the front elevation.

The Kitchen area also has a moulded ceiling cornice and inset spotlights and an extensive range of wall and base level kitchen cabinets with square edge working surfaces and tiled splashbacks with space for freestanding cooker with integrated extractor hood over, further space and plumbing for dishwasher and there is also an integrated under counter fridge. Further space for a free standing full height fridge freezer. Glazed display cabinets and leaded uPVC double glazed window to the side elevation. uPVC double glazed bay window overlooking the rear garden with central doors leading onto the rear patio. Ceramic tiled floor.

#### **LIVING ROOM**

**17'5 max x 13'6 (5.31m max x 4.11m)**

having feature mocked beamed ceiling with central pendant light and further wall lights. 'Dutch' plate rail and picture rail. Double panel radiator with thermostatic valve and feature fireplace surround with brick finished insert, hearth and fitted log burner. uPVC double glazed bay window overlooking the rear garden, 'Georgian' glazed uPVC door to the side Veranda and further stained and leaded window.

#### **FIRST FLOOR LANDING**

A turned staircase from the reception hall leads to the bright and spacious first floor landing with pendant light, picture rail with feature circular stained and leaded window to the side elevation. Smoke alarm, AIRING CUPBOARD housing the factory lagged hot water cylinder and slatted shelving. Open tread, space saver staircase providing access to the loft room.

#### **BEDROOM ONE**

**18'2 x 13'5 (5.54m x 4.09m)**

with central pendant light, picture rail, double panel radiator with thermostatic valve and built in sink unit. uPVC double glazed bay window overlooking the rear garden.

#### **BEDROOM TWO**

**15'6 x 13'7 (4.72m x 4.14m)**

having a central pendant light, picture rail and range of built in wardrobes. Radiator with thermostatic valve and uPVC double glazed bay window to the front elevation. Built in sink unit.

#### **BEDROOM THREE**

**15'1 x 9'8 (4.60m x 2.95m)**

Square bay window to front and side aspect, double panelled radiator, central light fitting and picture rail.

## BEDROOM FOUR

13'4 x 10'10 (4.06m x 3.30m)

with central pendant light, picture rail, double panel radiator with thermostatic valve and decorative fireplace surround, recessed built in wardrobe and uPVC double glazed bay window overlooking the rear garden.

## BATHROOM

being of a generous size with coved ceiling and light fitting. Half tiled walls with feature dado style tile. Two windows to the side elevation and suite comprising of a panel enclosed bath with Victorian style mixer taps and shower attachment over, close couple WC and a ladder style heated towel rail.

## SEPARATE SHOWER ROOM

with ceiling light and part tiled walls with dado style tile and leaded glazed window to the side elevation. Walk in shower area with thermostatically controlled shower unit. Ladder style heated towel rail.

## LOFT ROOM

with inset spotlights and access to further loft storage space. Velux windows.

## OUTSIDE

The front of the property is laid part to gravel/ stone

driveway and part to lawn. The lawned area is bounded by flower beds with mature bushes and shrubs. The driveway leads to the recently built LARGE DETACHED GARAGE with an up and over door, power and lighting and further trades door to the rear garden.

The rear garden is laid mainly to lawn and bounded by flower beds with mature bushes and shrubs. There is a patio area abutting the rear of the house.

**OUTSIDE** The front of the property is fully enclosed by established trees and shrubs with a lawned area and a shingle driveway leading to the DETACHED GARAGE with an up and over door.

The rear garden is a particular feature of the property being predominately laid to lawn with a good sized patio area immediately abutting the rear of the property and further patio to the end. Established flower and shrub borders.

## TENURE & EPC

We believe the property is FREEHOLD. The current energy rating is D





