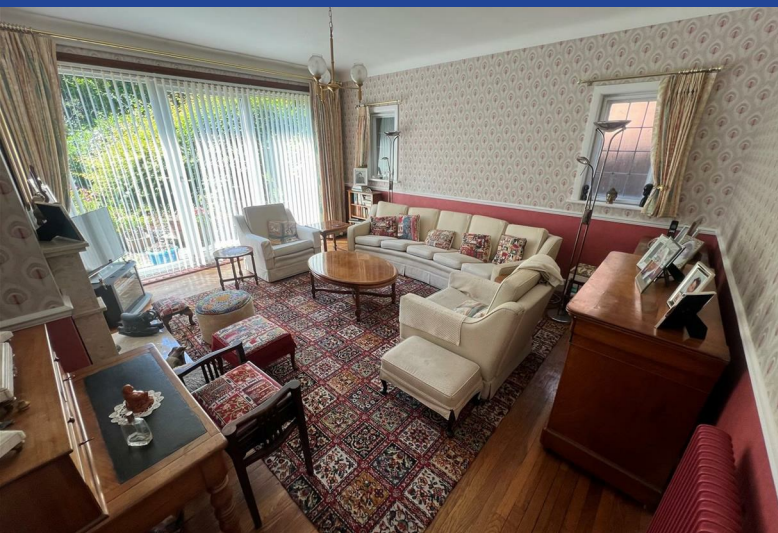




16 Lonsdale Road

, Bournemouth, BH3 7LX

Price Guide £700,000



Road Map



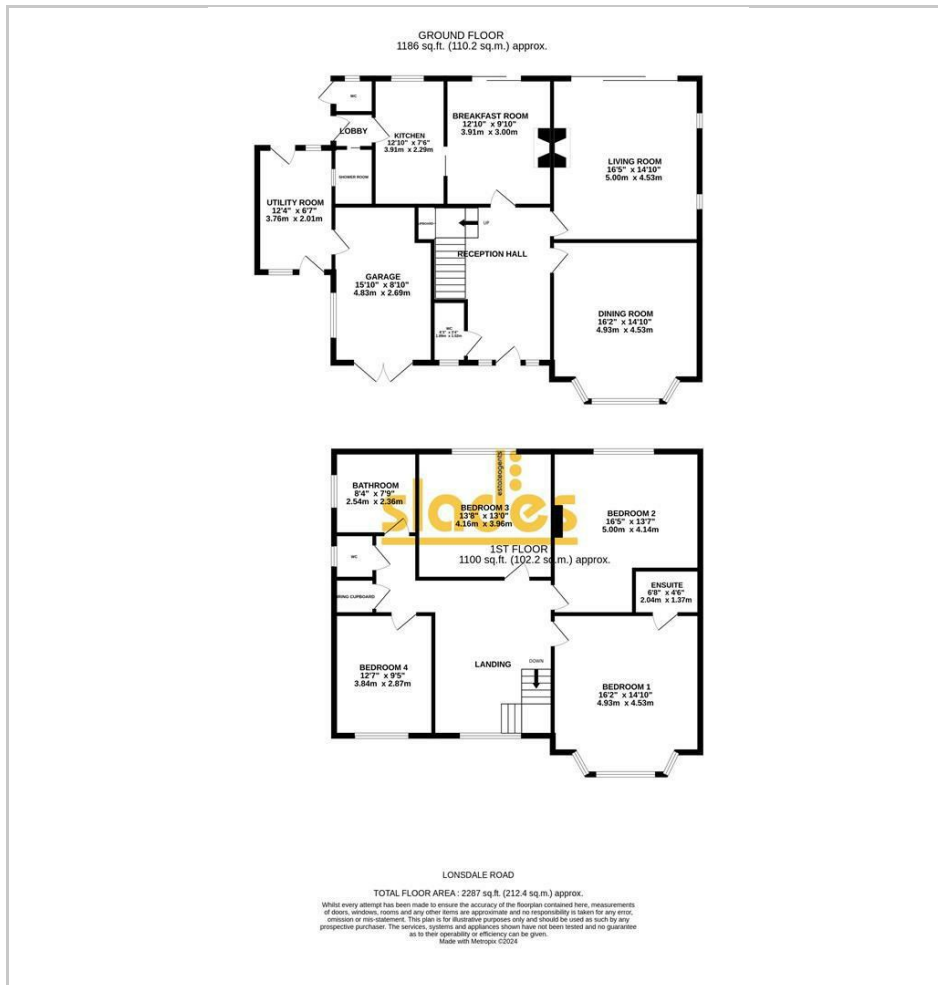
Hybrid Map



Terrain Map



Floor Plan



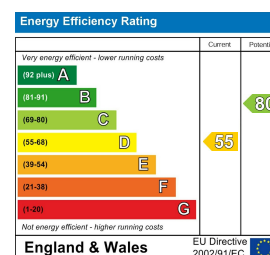
- Price Guide £700,000 - £725,000
- Highly Sought After BH3 Location
- Spacious Entrance Hall
- Three Reception Rooms
- Kitchen
- Four Double Bedrooms with En-Suite to Master
- Family Bathroom
- Private South Westerly Facing Garden
- Excellent School Catchment
- No Forward Chain

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.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**** PRICE GUIDE £700,000 - £725,000 ** A charming and spacious 4 DOUBLE BEDROOM detached FAMILY HOME. Scope for improvement and within this highly sought after BH3 location. Offered with NO FORWARD CHAIN**



The accommodation with approximate room sizes comprises of a feature canopied ENTRANCE PORCH with original hardwood door and leaded glazed side windows leading to the RECEPTION HALL which is of a very generous size with period style radiator and fitted lights. Original 'Parquet' flooring and wall thermostat for central heating control. Doors to

CLOAKROOM

with uPVC leaded glazed window to the front elevation, pendant ceiling light and modern half tiled walls and floor. Modern white suite comprising of a vanity style sink unit with chrome monoblock tap and useful storage drawers beneath, close couple WC and heated towel rail.

LIVING ROOM

16'5 x 14'10 (5.00m x 4.52m)

having naturally coved ceilings with central light rose and pendant light. Polished stone fireplace with 'Living Flame' gas fire, dado rail, further wall lights and two leaded glazed windows to the side elevation. Triple panel sliding uPVC doors leading onto the rear patio and garden beyond. Continuous 'Parquet' style wood flooring from hallway.

DINING ROOM

16'2 x 14'10 (4.93m x 4.52m)

having naturally coved and textured ceiling with central pendant light, further wall lights, radiator and leaded glazed uPVC bay window to the front elevation. Continuous 'Parquet' style wood flooring.

BREAKFAST ROOM

12'10 x 9'10 (3.91m x 3.00m)

with naturally coved and textured ceiling and central pendant light. Sliding patio doors on to rear patio. Floor standing Glow-worm gas central heating boiler within chimney recess and original built in storage cupboards. Sliding door through to

KITCHEN

12'10 x 7'6 (3.91m x 2.29m)

with recessed ceiling lighting, part tiled walls and tiled floor.

A range of natural wood wall and base level kitchen cabinets with rolled edge working surfaces and tiled splashbacks incorporating a five burner gas hob with extractor hood over, circular stainless steel sink unit and additional drainer unit with worktop mounted monoblock tap and further drinking water tap. Pull out larder style cupboard and built in eye level double electric oven. Space and plumbing for dishwasher and further space for full height freestanding fridge freezer. uPVC double glazed window overlooking the rear garden. Doorway to the SIDE LOBBY area which leads to the backdoor together with further door to

LEAN TO/ UTILITY ROOM

12'4 x 6'7 (3.76m x 2.01m)

From the back door there is access to the side lean to/ utility room which also has a door to the GARAGE.

GROUND FLOOR SHOWER ROOM

with fitted shower area and window to side elevation.

GALLERIED FIRST FLOOR LANDING

A turned staircase leads to the galleried style landing with leaded glazed uPVC picture window to the front elevation. The upper landing has a coved ceiling with two pendant lights, access to loft space with pull down ladder. Radiator and AIRING CUPBOARD housing the factory lagged hot water cylinder with immersion heater and airing space over. Doors to

BEDROOM ONE

16'2 x 14'10 (4.93m x 4.52m)

with coved ceiling and two light fittings, convection radiator and extensive range of built in bedroom furniture and leaded glazed uPVC bay window to the front elevation. Door to

EN SUITE SHOWER ROOM

with inset spotlights, extractor unit, part tiled walls with feature dado style tile and chrome heated towel rail. Modern recently installed suite comprising of a large walk in shower cubicle with 'Mira Sport' electric shower and fully tiled surround. Modern built in unit comprising of a vanity style sink unit with chrome monoblock tap and enclosed cistern WC with dual flush system. Useful storage cupboards.

BEDROOM TWO

16'5 x 13'7 (5.00m x 4.14m)

with central pendant light and further wall lights. uPVC double glazed window overlooking the rear garden and built in vanity style sink unit. Period style radiator.

BEDROOM THREE

13'8 x 13' (4.17m x 3.96m)

having two pendant lights, period style radiator, built in wardrobes and dressing table area. Modern vanity style sink unit with chrome monoblock tap, tiled splashback and light shaver point. Large uPVC double glazed window overlooking the rear garden.

BEDROOM FOUR

12'7 x 9'5 (3.84m x 2.87m)

having a textured ceiling and pendant light, period style radiator, built in vanity style sink unit with chrome Victorian style taps, tiled surround light shaver point and useful storage cupboard below. uPVC window to the front elevation.

FAMILY BATHROOM

8'4 x 7'9 (2.54m x 2.36m)

being of a generous size with central light, extractor unit and uPVC frosted glazed window to the side elevation. Period style heated towel rail and combination radiator, part tiled walls. A modern suite comprising of a panel enclosed bath with chrome hand grips and mixer taps with shower attachment, pedestal wash hand basin with chrome monoblock tap and large walk in shower cubicle with glazed surround and dual head shower valve. Bidet. Laminate flooring.

SEPARATE WC

with ceiling light, frosted glazed uPVC window to the side elevation and low level WC. Corner wall hung wash basin with tiled splashback, laminate floor and medicine cabinet.

OUTSIDE

to the front of the property there is a Tarmacadam driveway providing AMPLE OFF ROAD PARKING together with access to the LARGE INTEGRAL GARAGE measuring approx 15'10 x 18'10. The remainder of the front garden enjoys a mature setting with inset lawned areas and established flower and shrub borders.

THE REAR GARDEN enjoys a private South Westerly aspect and is predominately laid to lawn with deep established flower and shrub borders and there is a good sized patio area immediately abutting the rear of the property.

UTILITY / LEAN TO

with surround glazing, space and plumbing for washing machine with work top area, further fridge freezer and utility space and a half glazed door with adjacent uPVC window to the front elevation. Also an adjoining door to the integral garage which also houses the electricity meter and high level modern consumer unit.



