3a St. Lukes Road

, Bournemouth, BH3 7LR

Asking Price £224,950

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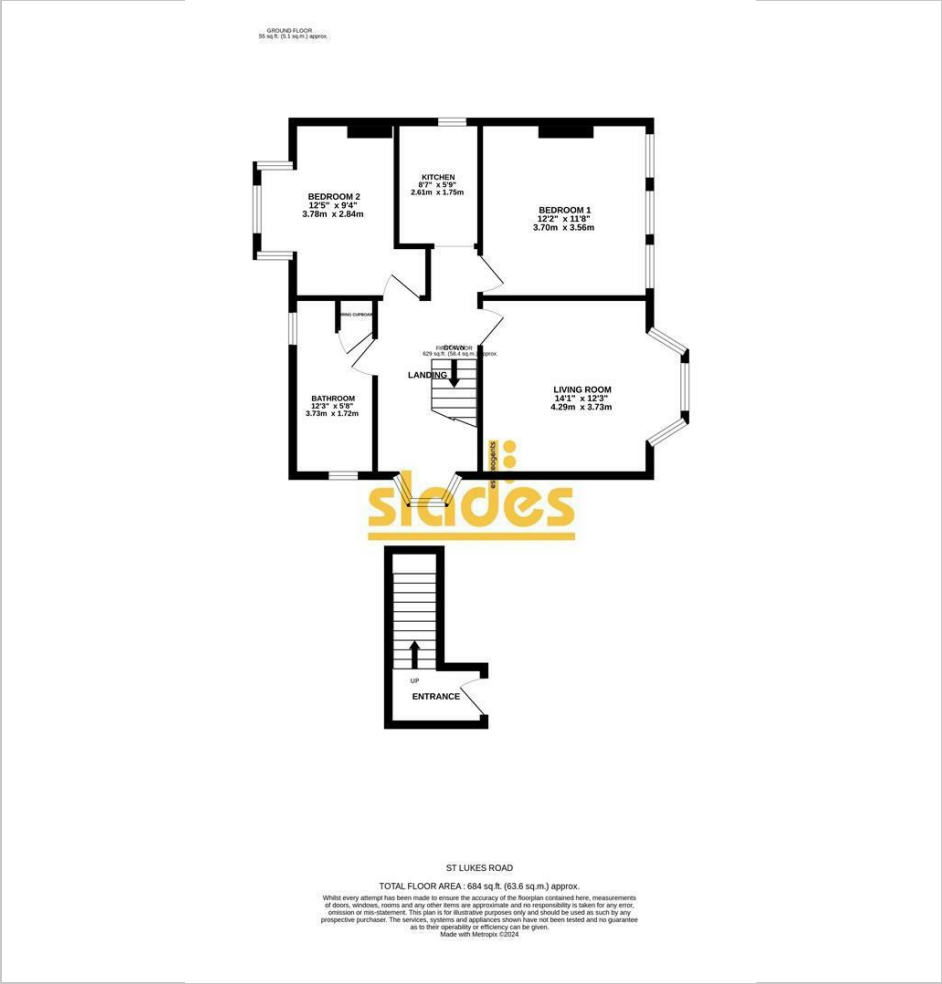
Road Map

Hybrid Map

Terrain Map

Floor Plan

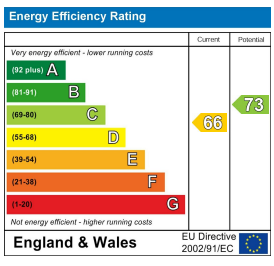


- Spacious First Floor Flat
- Private Entrance
- Spacious Lounge
- Kitchen
- Two Bedrooms
- Large Bathroom
- Garage
- Good Size Garden
- No Chain
- Some Modernisation Required

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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**** NO FORWARD CHAIN ** A fantastic opportunity to purchase this well proportioned FIRST FLOOR FLAT complete with GARAGE, PRIVATE GARDEN & the FREEHOLD situated within this highly sought after residential location. This property would benefit from some MODERNISATION and REDECORATION.**

The accommodation with approximate room sizes comprises of a wood grain finished uPVC entrance door to LOBBY AREA and stairs to BRIGHT AND SPACIOUS FIRST FLOOR LANDING with naturally coved ceiling, picture rail and pendant light. Feature 'Oriel' style bay window to the side elevation with original stained and leaded glazing High level electricity consumer unit and door entry phone. Doors to

LIVING ROOM
12'37 x 14'15 (3.66m x 4.27m)
with central pendant light, picture rail, radiator with thermostatic valve and uPVC double glazed bay window to the front elevation.

KITCHEN
8'7 x 5'9 (2.62m x 1.75m)
having a coved and textured ceiling with strip light, fully tiled walls and recently installed high gloss finished kitchen comprising of matching wall and base level cabinets with square edge working surfaces incorporating a single drainer stainless steel sink with chrome monoblock tap. Built in four ring electric hob with chimney style extractor hood over and built in under counter electric oven. Space and plumbing for automatic washing machine and space for free standing full height fridge freezer. uPVC double glazed window to the side elevation.

BEDROOM ONE
12'2 x 11'8 (3.71m x 3.56m)
with a central pendant light, picture rail, radiator with thermostatic valve and three uPVC double glazed windows to the front elevation.

BEDROOM TWO
12'5 x 9'7 (3.78m x 2.92m)
with central pendant light, picture rail, radiator with thermostatic valve and uPVC double glazed square bay window overlooking the rear garden.

BATHROOM
12'3 x 5'9 (3.73m x 1.75m)
with textured ceiling, access to loft space and dual aspect uPVC double glazed windows to both the side and rear elevations. Modern tile effect panel walls and recently installed suite comprising of a ‘P’ shaped combined shower / bath unit with chrome Victoria style mixer taps and glazed shower screen. Vanity style sink unit with Victorian style mixer taps and useful storage cupboard beneath. Close couple WC with dual central flush. Radiator with thermostatic valve. Tall ladder style heated towel rail and airing cupboard housing the high pressure water system and wall hung central heating boiler complete with adjacent programming controls.

OUTSIDE & GARAGE
A driveway runs alongside the property to the rear where there is a SINGLE GARAGE conveyed with the property and a gate into a GOOD SIZED PRIVATE GARDEN which is predominantly laid to lawn with some mature shrubs and a SUMMER HOUSE to the rear.

TENURE & EPC
We understand that the FREEHOLD will be conveyed with the slae of the first floor flat.

The most recent EPC shows the property to be rated as 'E'.