



Estate Agents



Auctioneers

# **Lombard Avenue, Southbourne, Bournemouth, Dorset, BH6 3LZ**

## **Guide Price £750,000 - £775,000 – Freehold**

**Character Three Bedroom Detached House | Entrance Hallway | Downstairs W/C | Lounge | Dining Room  
Kitchen/Breakfast Room | First Floor Landing | Three Double Bedrooms | Bathroom & W/C  
Detached Garage and Driveway | Secluded Rear Garden**

A 1930's three double bedroom detached house situated in a premier location in central Southbourne and featuring generous room sizes throughout. The property features double glazing, gas fired central heating, two large reception rooms, 16' kitchen/breakfast room, three genuine double bedrooms, detached garage and secluded rear garden. Viewing highly recommended.

Enter into the most spacious hallway with turning staircase to the first floor, large under stairs storage and useful ground floor cloakroom (space for shower if desired). There are two spacious reception rooms - a 16' lounge to the front of the property, which has a bay window; and the dining room has French doors leading to the rear garden. The 16' kitchen/breakfast room has an extensive range of units and a door to the side aspect.

Upstairs, this style of house is coveted for its excellent bedrooms. The main bedroom has a bay window to the front aspect, range of fitted wardrobes and is adjacent to the separate w/c which could be adapted into an en-suite if required. Bedroom two is equally large, has a bay window to the rear and a wash hand basin. Bedroom three measures some 12'6" x 10'9" and has a fitted cupboards. The family bathroom has a deep bath with mixer taps and shower attachment, basin and original art deco style tiling, heated towel rail and fitted cupboards.

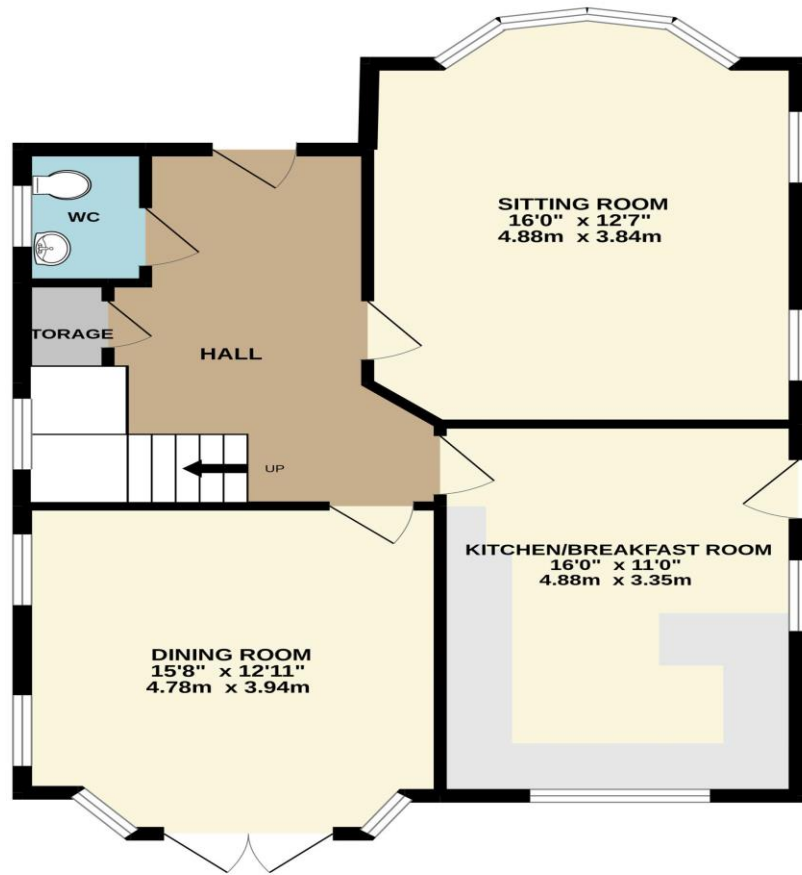
Outside, the front garden is mainly laid to lawn with shrub borders and pathway to front door. There is a side driveway which leads to a Detached Garage with power and light. The westerly facing rear garden measures approx. 50' in length and has a large lawn with mature borders and patio area. Sunny yet secluded aspect. EPC Rating: 69 | C

Council Tax Band: E

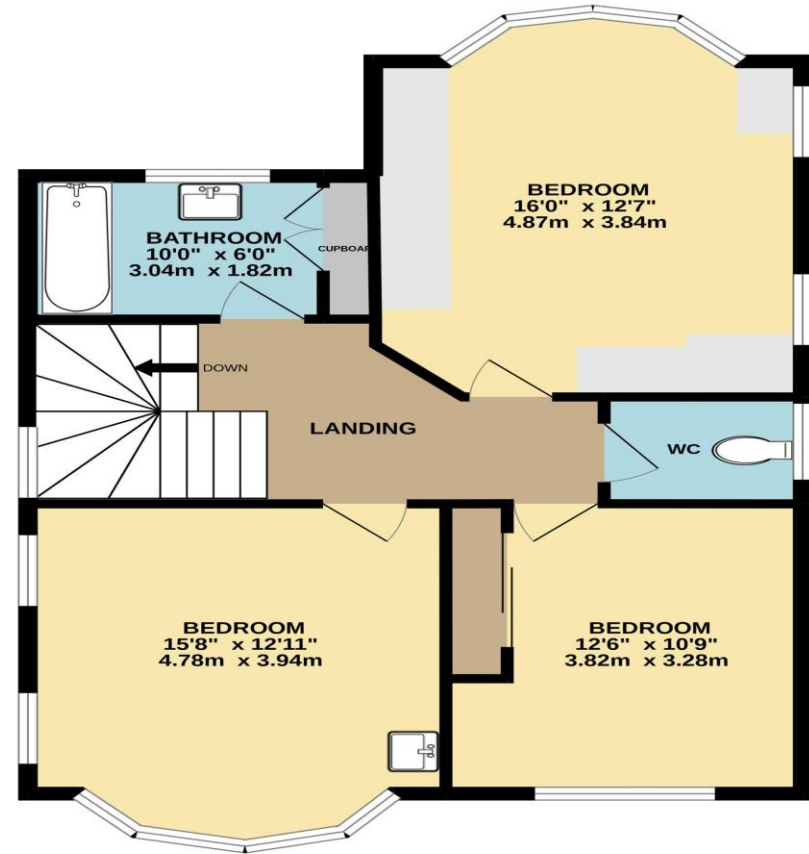




GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR  
715 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1444 sq.ft. (134.2 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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