



52 Victoria Park Road

Victoria Park, Bournemouth, BH9 2RQ

Price Guide £400,000



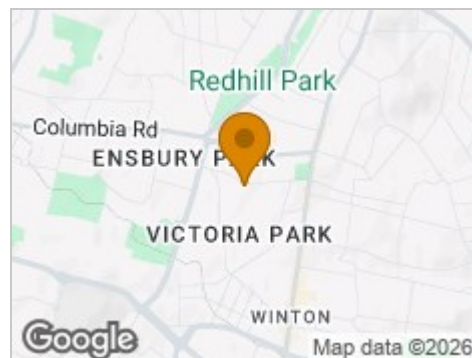
Road Map



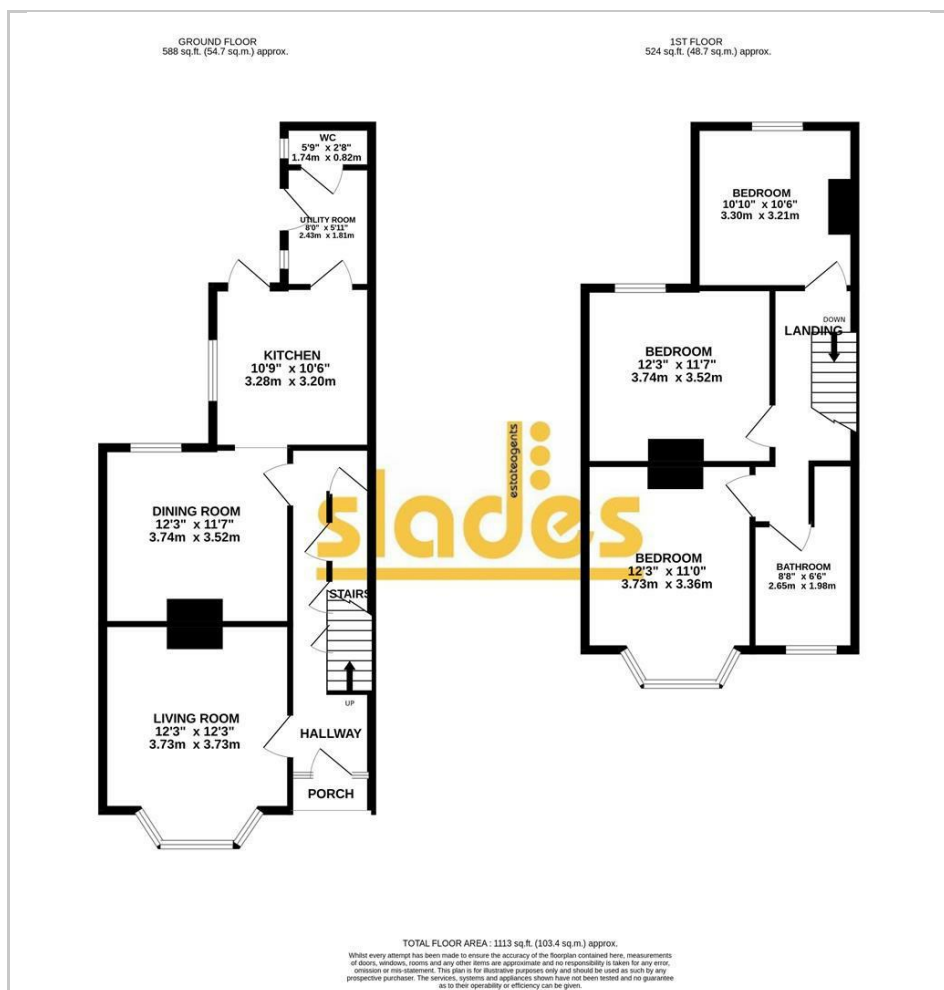
Hybrid Map



Terrain Map



Floor Plan



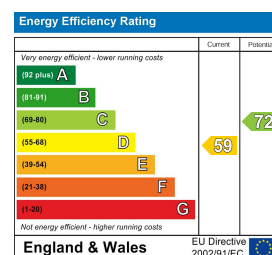
- GUIDE PRICE £400,000 - £425,000
- HIGHLY SOUGHT AFTER FAMILY HOME WITHIN VICTORIA PARK
- LOUNGE WITH FEATURE BAY WINDOW
- SEPERATE DINING ROOM
- MODERN KITCHEN
- UTILITY ROOM
- 3 DOUBLE BEDROOMS
- STYLISH BATHROOM
- PRIVATE SOUTH FACING GARDEN
- EXCELLENT SCHOOL CATCHMENT

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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**** GUIDE PRICE £400,000 - £425,000 ** A charming 3 double bedroom semi detached EDWARDIAN family home with private SOUTH FACING GARDEN and PARKING situated within this sought after tree lined road in BH9**



The accommodation with approximate room sizes comprises of a feature recessed storm porch with arch detail over and wooden door leading to the RECEPTION HALL having a coved ceiling and light fittings, convection radiator with thermostatic valve, useful built in understairs storage units one also housing a low-level cabinet with electricity meter and consumer unit. Further cloaks hanging space. Wood finished flooring and doors to

LIVING ROOM

with deep moulded ceiling cornice and central light fitting, picture rail, convection radiator with thermostatic valve and uPVC double glazed bay window to the front elevation. Fireplace surround with decorative insert and polished stone hearth.

FAMILY/ DINING ROOM

with coved ceiling and central ceiling fitting, Decorative dual mantel fireplace surround with deep recess. Continuous wood flooring from hallway, convection radiator with thermostatic valve and uPVC double glazed window to the rear elevation. Archway through to

KITCHEN

with coved ceiling and light fittings. uPVC double glazed window to the side elevation and fully glazed uPVC trades door onto the rear patio and garden beyond. Extensive range of recently installed high gloss finished wall and base level cabinets with square edge working surfaces and matching up stands with tiling over. One and a quarter bowl single drainer ceramic 'Butler' style sink with feature tap over. Five

burner gas hob with integrated extractor hood over and fitted under counter double oven. Space for freestanding dishwasher, plinth heater, under unit lighting and continuous wood flooring. Door to

UTILITY ROOM

with coved ceiling and inset spotlights, convection radiator with thermostatic valve and frosted glazed uPVC double glazed window to the side elevation. Space and plumbing for a freestanding fridge/freezer, further wall and base cabinets including a larder style cabinet, space and plumbing for washing machine and tumble dryer beneath. Further door to

GROUND FLOOR WC

with coved-ceiling and spotlight, frosted glazed uPVC window to side elevation, electric programmable wall heater and modern white suite comprising of a closed coupled WC with dual central flush and vanity style sink unit with chrome pillar tap and tiled splashback. Continuous wood effect flooring.

the staircase from the reception hall leads to the spacious FIRST FLOOR LANDING with coved ceiling and light fitting, access to loft space and doors to

BEDROOM 1

with coved ceiling and central light fitting, convection radiator with thermostatic valve and decorative fireplace surround with open grate. uPVC double glazed bay window to the front elevation.

BEDROOM 2

with coved ceiling and central light fitting, convection radiator with thermostatic valve and decorative fireplace surround with open grate. uPVC double glazed window overlooking the rear garden.

BEDROOM 3

with coved ceiling and central light fitting. Convection radiator with thermostatic valve and decorative fireplace surround with open grate. uPVC double glazed window to the rear elevation.

BATHROOM

being of a generous size having inset LED spotlights and fully tiled walls with decorative feature wall. Modern white suite comprising of an inset bath with chrome monoblock taps, underfloor heating, concealed system WC and a modern wall hung vanity style sink unit with two drawers and pillar tap over, fitted illuminated medicine cabinet over. Walk-in shower area with dual shower heads and wall integrated thermostatically controlled valve. Ceramic tiled floor, chrome heated towel rail and frosted glazed uPVC window to the front elevation, extractor unit.

OUTSIDE

Off Road Parking is provided upon the brick pavior driveway and there is a small garden area to the front. A pathway leads along the left-hand side of the property to the rear garden which is a particular

feature of the property being SOUTH FACING, with a good size patio area immediately abutting in the rear of the property. The remainder of the garden is predominantly laid to lawn with established borders enclosed by panel fencing. To the rear of the garden there is a GARDEN ROOM suitable for a home office with a uPVC double glazed door and window, power and lighting.

