

**51 Longfleet Road, Poole, Dorset,
BH15 2HW**

**£495,000
Freehold**



A rare opportunity to acquire a four/five bedroom semi-detached house conveniently situated within a short level walk of Poole town centre, the Quay, Poole Park and excellent public transport links including bus and mainline train station. The property offers spacious and versatile accommodation arranged over four floors, extending to just under 2,000sq' and is currently a large family home but could be configured for a variety of uses including an HMO (subject to the usual consents) or a combination of home and office space. The large rear garden is a particular feature of the property which enjoys a high degree of seclusion and privacy. No Forward Chain.

APPROACH From the road a wrought iron gate leads to a brick paved pathway which gives access to a front door which opens into:

ENTRANCE PORCH Tiled floor, door to rear garden and glazed internal door into:

ENTRANCE HALL Staircase to first floor, radiator, original wooden floor boards

LIVING ROOM 16' 8" x 11' 2" (5.08m x 3.4m) Feature ornamental fireplace with a raised hearth and inset living flame gas fire, original decorative ceiling cornice and ceiling rose, dado rail, illuminated glass shelving to chimney recess with cupboard space beneath, original wooden floor boards, radiator enclosed by decorative wooden radiator cover, UPVC double glazed front aspect window

FAMILY ROOM 10' 7" x 10' 5" (3.23m x 3.18m) UPVC double glazed front aspect window, radiator

KITCHEN/DINER 22' 1" x 9' 9" (6.73m x 2.97m) Fitted with a range of base and wall mounted drawers and cupboards with complementary worktops having ceramic tiled splashbacks, single drainer stainless steel sink unit with mixer tap, space and plumbing for dishwasher, space for free standing fridge/freezer, gas cooker point with extractor hood above, tiled floor, UPVC double glazed rear aspect window, ample space for family dining table, panelled radiator, ornamental open fireplace, glazed double doors lead out onto rear terrace. From the kitchen a door leads to:

UTILITY Rear aspect window, single drainer stainless steel sink with mixer tap, space and plumbing for an automatic washing machine, worktop with cupboards under, radiator, half glazed door to rear garden, timber panelled walls, door to:

SHOWER ROOM Fully tiled shower enclosure, low flush WC, small obscure glazed rear aspect window

FROM THE HALLWAY A STAIRCASE LEADS DOWN TO:

STUDIO/BEDROOM 16' 1" x 11' 5" (4.9m x 3.48m) UPVC double glazed window, radiator, exposed brick wall, timber panelled ceiling with recessed spotlights

STORAGE ROOM 9' 10" x 9' 6" (3m x 2.9m) Panelled radiator, UPVC double glazed window, part exposed brick wall

FIRST FLOOR LANDING Staircase to second floor, side aspect window

BEDROOM 14' 8" x 9' 10" (4.47m x 3m) Double glazed rear aspect window, radiator

BEDROOM 10' 4" x 9' 10" (3.15m x 3m) UPVC double glazed front aspect window, radiator, wall mounted Ideal gas fired central heating boiler

BEDROOM 17' 1" x 12' (5.21m x 3.66m) UPVC double glazed front aspect window, radiator

BATHROOM Fully tiled double shower enclosure with electric shower, low flush WC, panel enclosed bath with mixer tap, wash hand basin with cupboards under, obscure glazed rear aspect window, chrome ladder style heated towel rail



SECOND FLOOR

BEDROOM 13' 10" x 9' 8" (4.22m x 2.95m) UPVC front aspect window, large built in double wardrobe, small loft hatch, Velux window, further built in storage cupboard


OUTSIDE - REAR The large established rear garden is a particular feature of the property which enjoys a high degree of seclusion and privacy. Immediately to the rear of the property is a good size paved terrace edged with raised flower and shrub borders enclosed by low level ornamental wall, steps then lead up to the main area of garden which is mainly laid to lawn with flower and shrub borders and a number of mature trees. The garden is enclosed by part brick and wood panelled fencing. To the rear of the garden is a:

GARDEN WORKSHED Block built shed with power and light.

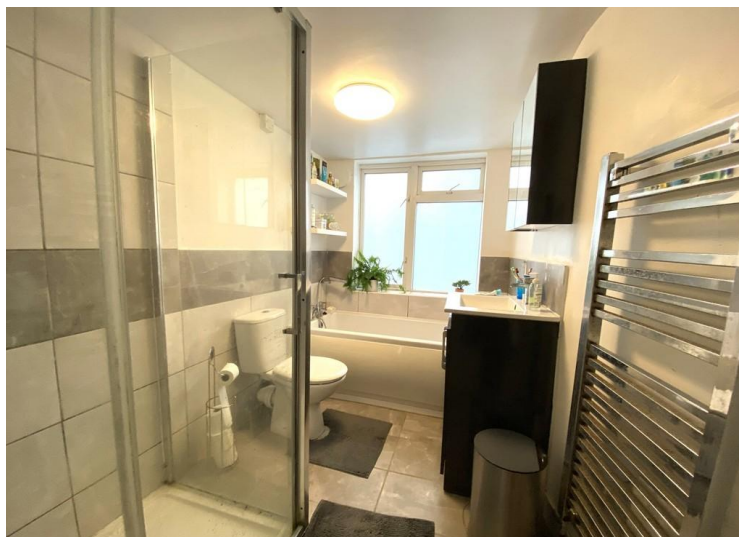
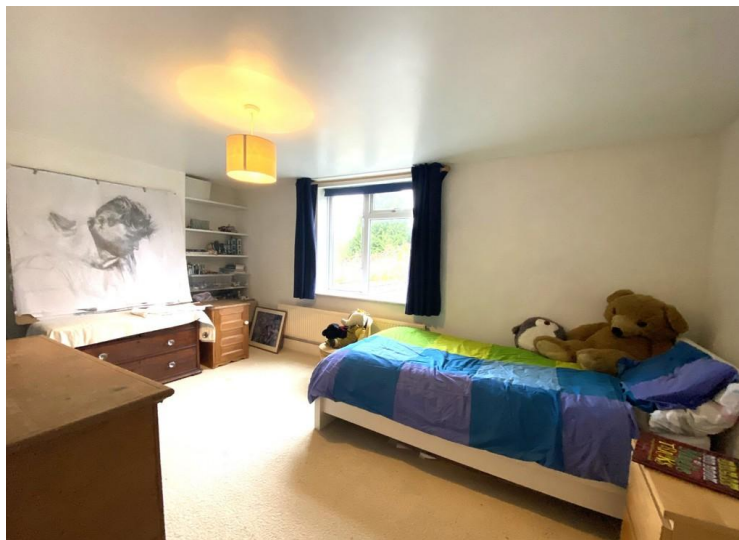
OUTSIDE - FRONT The front garden has been laid to gravel and the house is screened from the road by mature hedging.

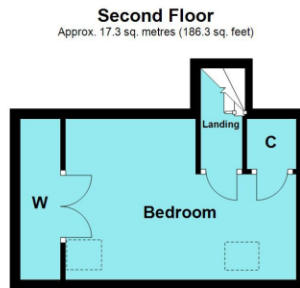
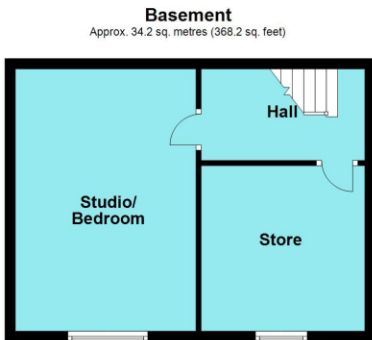
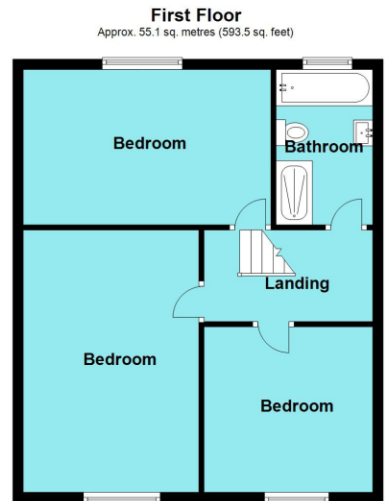
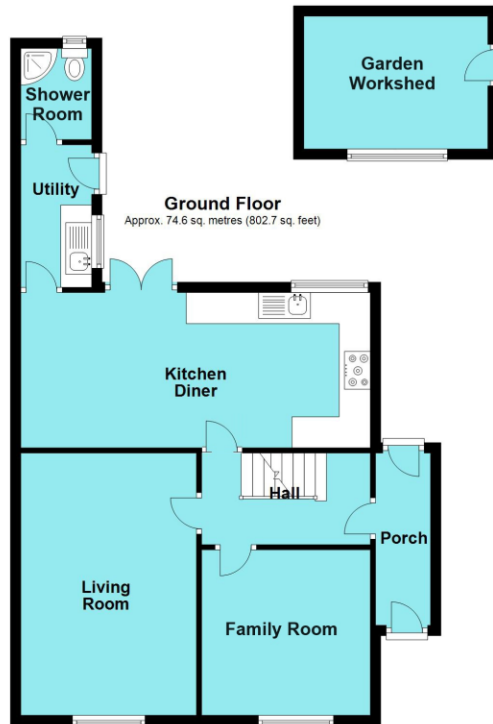
COUNCIL TAX BAND 'C' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	50
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

AGENTS' NOTE Since the EPC was carried out there has been a new boiler fitted, two new radiators, nine new TVR valves on radiators, new extractor fans in both bathrooms, all windows fitted with air vents, insulation in two additional rooms.





Total area: approx. 181.2 sq. metres (1950.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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.
Plan produced using PlanUp.

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