

**65 St Lukes Road, Bournemouth,
BH3 7LS**

**£550,000
Freehold**



A rare investment opportunity to acquire a detached character property which is currently split into two self-contained two bedroom apartments, and could be used either as a home and income or reconfigured into a large family home. The properties are presented in good condition throughout and offer spacious and well laid out accommodation with each comprising sitting room, kitchen, two double bedrooms and a family bathroom. Notable features include gas central heating, double glazing, an established private rear garden, driveway and detached garage.

65A ST LUKES ROAD

COVERED PORCH Threshold step, porch light, glazed UPVC front door to:

ENTRANCE HALLWAY Radiator, built in understairs cupboard with hot water cylinder.

LOUNGE 15' 8" into bay x 13' (4.78m x 3.96m) Ornamental fire surround with gas fire, radiator, UPVC double glazed front aspect bay window.

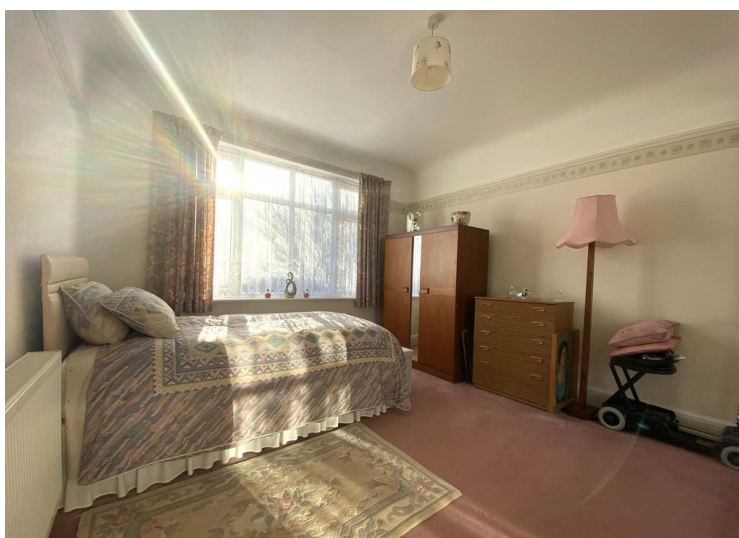
KITCHEN 11' 7" x 8' 10" (3.53m x 2.69m) Fitted with a range of units comprising base and wall mounted drawers and cupboards with complementary roll top worksurfaces having ceramic tiled splashbacks, single drainer stainless steel sink unit with chrome swan neck mixer tap, space for gas cooker, space and plumbing for washing machine and tumble dryer, UPVC double glazed rear aspect window, further obscure glazed rear aspect window, radiator, free standing central heating boiler, archway leads through to:

REAR VESTIBULE AREA Wall mounted cupboard and worktop, half glazed UPVC door gives access to the side of the property.

BEDROOM 1 13' 4" x 11' 11" (4.06m x 3.63m) UPVC double glazed front aspect window, radiator, range of full height mirror fronted wardrobes.

BEDROOM 2 13' 3" x 9' 9" (4.04m x 2.97m) UPVC double glazed rear aspect window, radiator.

WET ROOM Fully tiled shower enclosure with wall mounted electric Mira shower, rail and curtain, low flush WC, pedestal wash hand basin, chrome ladder style heated towel rail, obscure glazed side aspect window, extractor fan.



65B ST LUKES ROAD

COVERED PORCH Threshold step, porch light, glazed UPVC door into:

ENTRANCE VESTIBULE Staircase to:

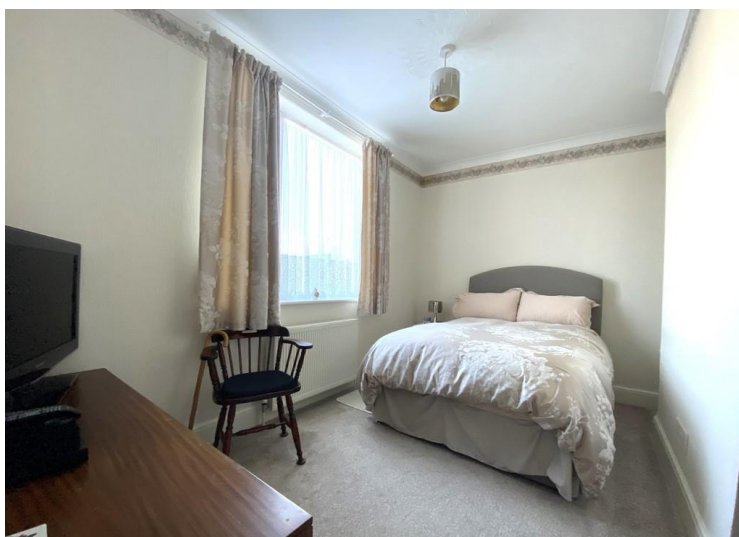
FIRST FLOOR LANDING Radiator, large obscure glazed side aspect window.

LOUNGE 15' 10" into bay x 13' (4.83m x 3.96m) Front aspect UPVC double glazed bay window, radiator, ornamental fire surround with inset living flame gas fire.

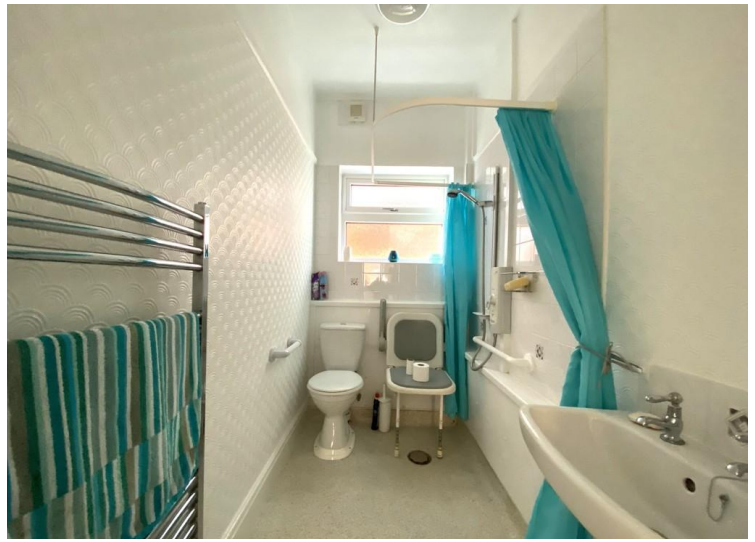
KITCHEN 11' 7" x 9' 7" (3.53m x 2.92m) Fitted with a range of units comprising base and wall mounted cupboards and drawers with complementary worksurfaces having tiled splashbacks, single drainer stainless steel sink unit with chrome mixer tap, space for electric cooker, fridge and freezer, space and plumbing for slimline dishwasher, washing machine and tumble dryer, UPVC double glazed rear aspect window, built in cupboard housing gas fired central heating boiler, radiator.

BEDROOM 1 14' 3" x 10' (4.34m x 3.05m) UPVC double glazed front aspect window, radiator, range of full height mirror fronted wardrobes which extend the full width of the bedroom.

BEDROOM 2 13' 4" x 9' 10" (4.06m x 3m) UPVC double glazed rear aspect window, radiator.



BATHROOM Fitted with a white suite comprising panel enclosed bath with tiled splashbacks, mixer tap with shower attachment and shower screen, pedestal wash hand basin, low flush WC, pedestal wash hand basin with tiled splashback, radiator, loft hatch, obscure glazed UPVC window, built in linen cupboard.



OUTSIDE - FRONT To the front of the house is a circular area of lawn edged with decorative crazy paving and raised flower and shrub borders bordered by low level ornamental stone wall. There is a driveway which extends down one side of the property to a garage at the rear. A pathway extends down the other side of the house to the rear garden via a wooden gate.

OUTSIDE - REAR A concrete patio extends across the rear of the property. The remainder of the garden has been laid to out in a traditional style with an area of feature lawn edged with raised flower and shrub borders enclosed by low level ornamental stone wall. There is also a small rockery garden with fish pond, timber garden shed and a greenhouse. The garden is enclosed by wood panelled fencing. **SINGLE DETACHED GARAGE** with up and over door.

COUNCIL TAX BAND Each flat is B. This information has been supplied by Bournemouth Christchurch & Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 15336**



65A St Luke s Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



65B St Luke s Road

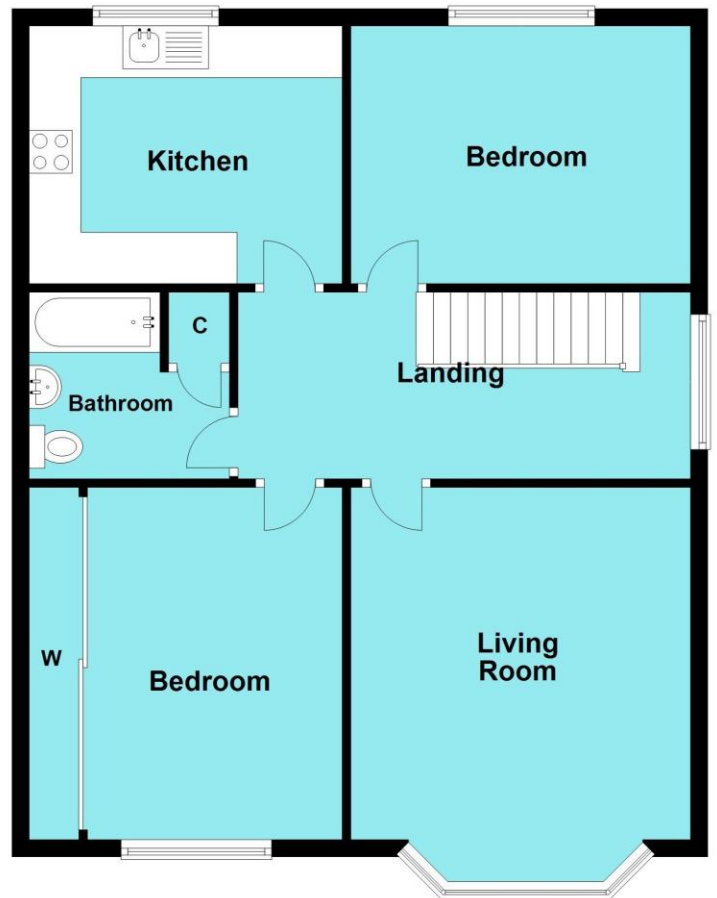
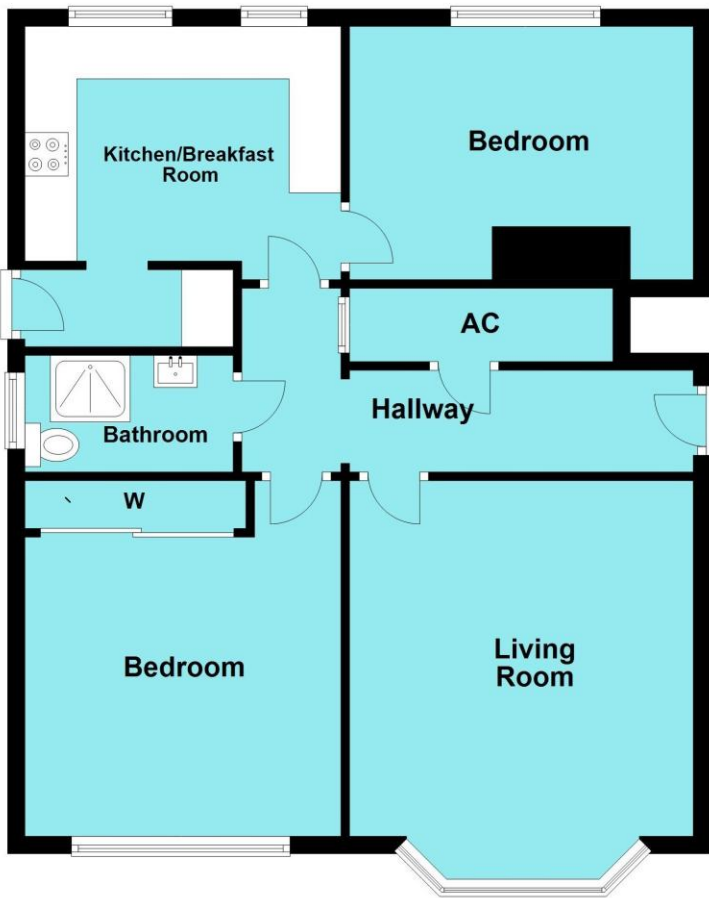
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65A St Lukes Road

65B St Lukes Road



Total area: approx. 71.6 sq. metres (770.5 sq. feet)

Total area: approx. 73.5 sq. metres (791.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee Operability or efficiency can be given
Plan produced using PlanUp.

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