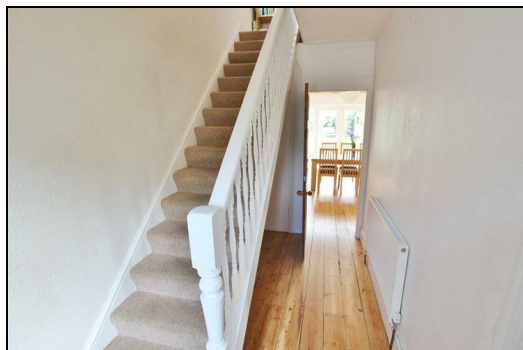




74 Calvin Road, Bournemouth, Dorset, BH9 1LW
£274,950



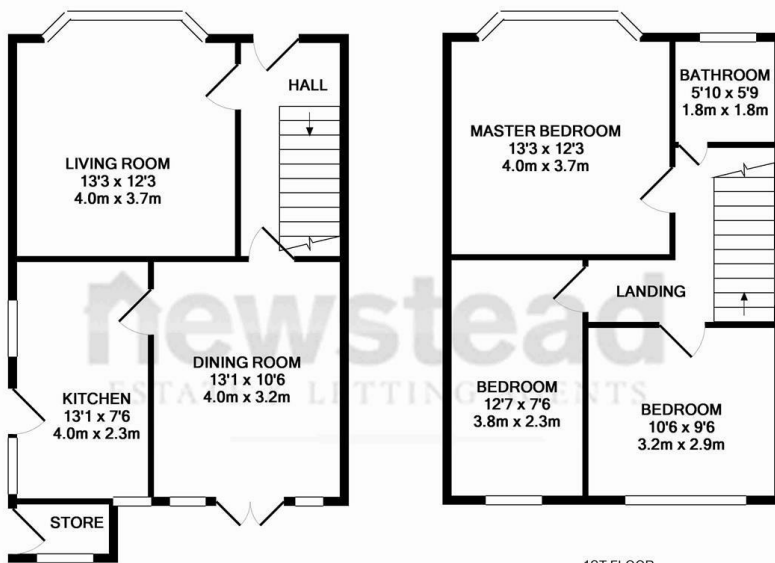
This 3 bedroom, detached, character style house is set within the catchment area of St. Luke's Primary School BH9. It is ideal for shops and bus routes in and out of Winton.

This three bedroom, character property benefits from having great sized rooms with high ceilings and a lovely garden.

As you enter the property, you are greeted with a bright hall. At the front of the property there is a living room that has floorboards and is painted in a neutral colour. To the rear of the property there is lovely dining area which has patio doors that open up onto the garden. There is also a kitchen with matching wall and base units, neutral coloured tiles, a brand new Worcester combi boiler and a side door onto the garden. Adjoining the property, there is a small external storage cupboard which is handy for garden tools. The garden itself is mainly laid to lawn with an abundance of sunlight throughout the day.

Upstairs, this property has a bathroom and three good sized double bedrooms. There is also the possibility of going up into the loft should you wish to add a further bedroom.

Overall this property is in a fantastic location for schools and shops. The property itself is very spacious and there is potential to build further STP.



GROUND FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 940 SQ.FT. (87.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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