



## Calvin Road

Bournemouth, BH9 1LN

Guide Price £189,950

- Own Private Entrance
- Private Garden
- Two Bedrooms
- Family Bathroom
- Ground Floor Apartment
- Work From Home Office/Garden Shed
- Good School Catchments
- No Forward Chain



## HOUSE & SON

Attention, first-time buyers! Here's a fantastic opportunity to get your foot on the property ladder with this charming two-bedroom, ground-floor apartment, offered for sale with no forward chain, perfect for a straightforward move.

Inside, you'll find two well-sized bedrooms, an open-plan living area that's ideal for everyday living, and a family bathroom. Outside, there's a delightful private rear garden, complete with gated side access, a rare treat in this type of property.

Situated in the highly sought-after BH9 area, this location is known for its great schools, lovely parks, and handy transport links. Plus, you're just a short stroll from local shops, making it an ideal spot for young families or anyone starting their property journey.

Don't miss out, register your interest today!

### OPEN PLAN LIVING AREA

**14' 10" x 12' 4" (4.52m x 3.76m)**

Composite front door into open plan living area. UPVC double glazed window to front with a radiator underneath, laminate flooring. Range of under counter units and matching wall mounted units, tall cupboard housing the concealed gas fired combination boiler, four ring gas hob and electric oven under, inset into the roll top work surface. Tiled splashback. Stainless steel chimney filter hood. One and half bowl stainless steel sink with drainer to side. Small cupboard housing electrical consumer unit.

### HALLWAY

Connecting hallway with laminate flooring, utility area with space and plumbing for washing machine.

### BATHROOM

White three-piece suite comprising bath with side and end panels, pedestal wash hand basin, low-level WC, tiled walls, vinyl flooring and a wall-mounted T-bar shower.

### BEDROOM TWO

**8' 5" x 7' 10" (2.57m x 2.39m)**

Obscure UPVC double-glazed window to the side, radiator and smooth plastered ceiling.

## MASTER BEDROOM

11' 6" x 10' 0" (3.51m x 3.05m)

UPVC double-glazed sliding door to rear with window to the side, both with an outlook over the private rear garden.

Radiator and smooth plastered ceiling.

## GARDEN

A private rear garden with a patio area abutting the rear of the property, fence enclosed, gate to side, further patio area to the rear and a range of mature planting.

## TENURE

Lease – 125 years from 25 March 2006 (107 years remaining)

GR - £100 PA

Building insurance - £322.30 pa

Maintenance 50/50



### **COUNCIL TAX BAND**

Tax band A

### **TENURE**

Leasehold

### **LOCAL AUTHORITY**

Bournemouth, Christchurch and Poole  
Council

### **Energy performance certificate (EPC)**

M Collins Real Estate Bournemouth BH9 2HH		Energy rating <b>C</b>	Valid until 10 July 2022
		Certificate number 888-156-733-556-892	
Property type	Ground-floor flat		
Total floor area	44 square metres		

### **OFFICE**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements