



house & son

## Calvin Road

Bournemouth, BH9 1LN

£195,000

- 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... An opportunity has arisen to purchase this two-bedroom, ground-floor apartment, which is being offered for sale with no forward chain.

In addition to the two good-sized bedrooms, there is an open planned living area, family bathroom, bijou private rear garden with gated side access, storage area and a work-from-home office or storage shed.

Located in the ever-popular BH9 postcode area, which is renowned for its choice of good local schooling, and within walking distance to local parks, shops and transport links, this property would be an ideal purchase for a young family starting their property journey.

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 and enclosed, gate to side, lean to storage area adjoining onto garden shed/work from home office.

## **GARDEN SHED/WORK FROM HOME OFFICE**

Light and power. Insulated. UPVC double-glazed window and door to the front.

## **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 888-156-733-558-892	
Property type	Ground-floor flat		
Total floor area	44 square metres		

### **OFFICE**

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