



Connells

Luckham Road
Bournemouth



Property Description

Three Bedroom Semi-Detached House with Rear Garden & Off-Road Parking - No Onward Chain

An excellent opportunity to acquire this well-proportioned three-bedroom semi-detached home, ideal for both investors and first-time buyers. Situated in a popular residential area, the property benefits from off-road parking, a generous rear garden, and is being sold with no onward chain.

The accommodation comprises a spacious lounge, a fitted kitchen, three good-sized bedrooms, and a family bathroom plus separate WC. Externally, the property boasts a private rear garden, perfect for outdoor entertaining or family use, along with off road parking.

The property is currently tenanted, making it an attractive option for landlords looking for a ready-made investment.

Early viewing is recommended to appreciate the potential this home has to offer.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to

lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Radiator, laminate flooring plus side aspect double glazing.

Cloakroom

Side aspect double glazing, includes a WC, wash hand basin plus tiled floor and half tiled wall.

Living Room

12' x 13' (3.66m x 3.96m)
Front aspect double glazing window with a fireplace, feature wall, radiator plus hard laminate flooring.

Kitchen

11' 10" x 10' 7" (3.61m x 3.23m)
Grey wall and base units with rear aspect double glazing. Door to garden plus tiled floor & walls.
Space and plumbing for white goods. Wall mounted combi boiler.

Utility Room

8' 11" x 9' 9" (2.72m x 2.97m)
Storage cupboard with rear aspect double glazing, radiator and laminate flooring.

Hallway

Landing

Side aspect double glazing with access to loft.

Bedroom 1

13' 6" x 9' 10" (4.11m x 3.00m)
Front aspect double glazing bay window, built in wardrobes both sides of chimney.

Bedroom 2

9' 8" x 8' 7" (2.95m x 2.62m)
Rear aspect double glazed window plus radiator.

Bedroom 3

11' 11" x 10' 8" (3.63m x 3.25m)
Rear aspect double glazed window with radiator on entrance wall.

Bathroom

Front aspect double glazing window with heated towel rack, laminate flooring, WC, wash hand basin plus vanity unit and bath with shower over and tiled around bath.

Rear Garden

Patio and lawn space including shed and tree plus rear side access. Shed as well.

Front Garden

Patio space

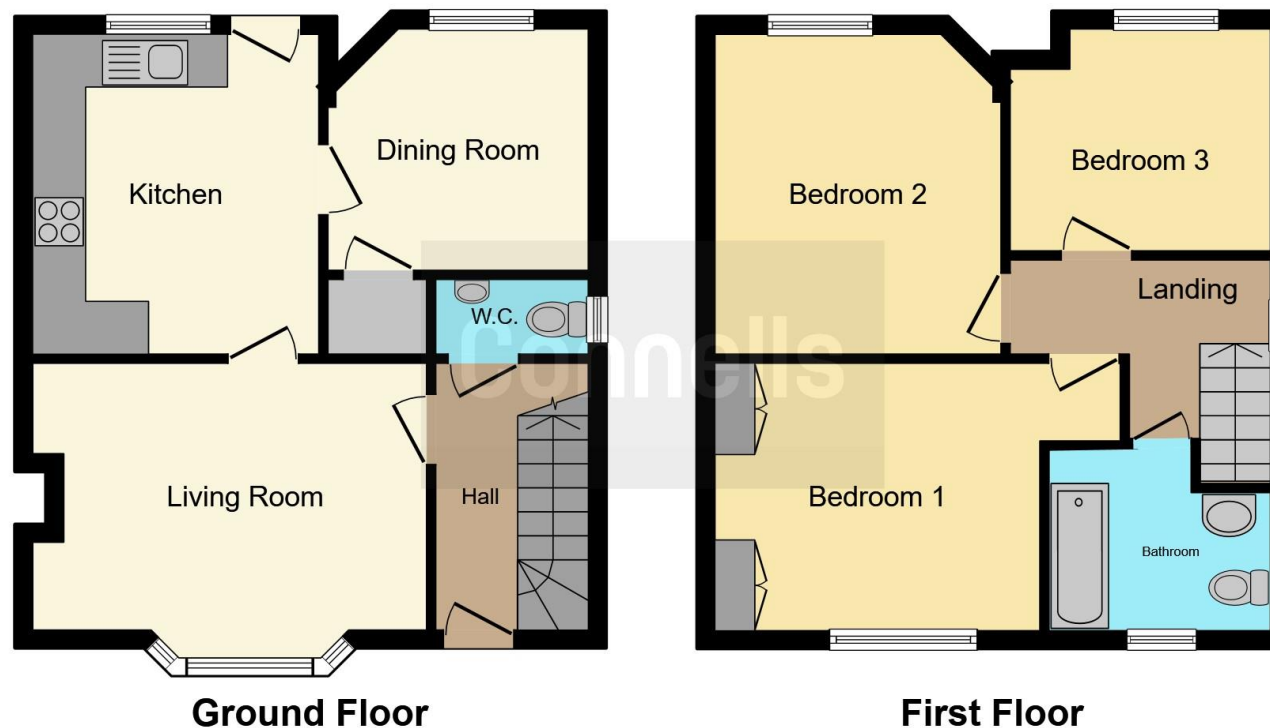
Parking

Space for 1 car gated.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 525 411
E winton@connells.co.uk

689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WIN307377



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WIN307377 - 0005