

FREEHOLD



House - Terraced (EPC Rating: D)

38 CURLEW ROAD, BOURNEMOUTH,
DORSET, BH8 9QB

£319,950



3 Bedroom House - Terraced located in Bournemouth

This spacious terraced property would make the ideal first home or buy-to-let opportunity. The property has been updated in some areas while others still need slight modernisation. The property comprises of a modern entrance porch leading into the hallway with a rear Upvc door offering direct access to the wonderful conservatory. A well appointed kitchen/diner with floor and wall mounted storage units, gas hob and electric oven and spaces for white goods. The lounge is bright and airy with a large built-in storage cupboard. Upstairs boasts three generous bedrooms, bathroom and large landing area *****THIS IS A NON TRADITIONAL CONSTRUCTION. PLEASE CHECK WITH YOUR LENDER/BROKER BEFORE BOOKING A VIEWING*****

Porch

3'7" x 5'11"

Modern brick built construction with Upvc windows, Upvc door, wood effect flooring, smooth ceiling. Upvc door leading into the main hallway.

Entrance Hall

0'0" x 0'0"

A large entrance hall with doors leading to the ground floor accommodation, cloakroom with half-tiled walls, WC, hand basin, Upvc window to the rear aspect. Storage cupboard, Upvc door leading to the conservatory.

Kitchen

9'10" x 17'5"

A very well appointed kitchen/diner with a full selection of wall and floor mounted units in a wood effect with stone effect worktops, Gas cooker with electric fan oven, tiled splashback, stainless steel sink, spaces for a selection of white goods. Upvc windows to the rear and front aspects.

Lounge

9'10" x 15'1"

A delightful and spacious room with an electric wall heater, large storage cupboard to the rear, Upvc window to the front aspect.

Conservatory

9'6" x 11'6"

A splendid conservatory that adds so much to an already spacious home. Brick-built with Upvc windows, French style doors leading onto the rear garden, wood effect flooring, power and lighting.

Landing

0'0" x 0'0"

A light and bright area with a large storage cupboard housing the modern hot water tank, Upvc window to the rear aspect, loft access, doors leading to accommodation.

Bedroom 1

11'6" x 13'5"

A very spacious master bedroom with built-in wardrobes with mirrored sliding doors and a further storage cupboard over the stairs, electric wall heater, Upvc window to the front aspect.

Bedroom 2

9'10" x 9'10"

A further double bedroom with built-in wardrobes, electric wall heater. Upvc window to the front aspect.

Bedroom 3

5'11" x 9'10"

A generous third bedroom with electric wall heater, built-in storage. Upvc window to the rear aspect,

Bathroom

5'3" x 6'7"

Tiled splashback, sink with vanity storage, bath with shower attachment, electric wall heater. Upvc window to the rear aspect.

Outdoor Space

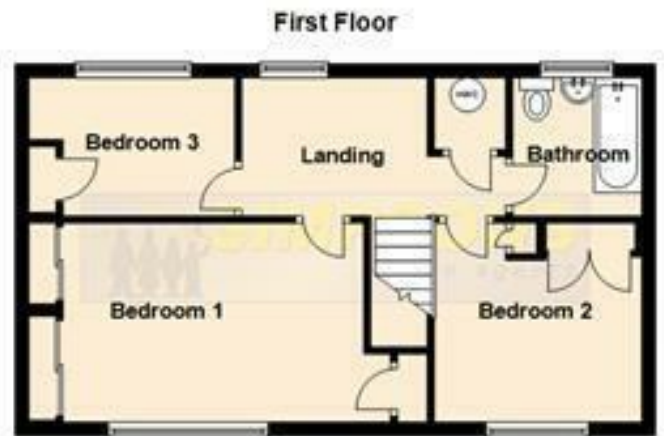
0'0" x 0'0"

The front of the property is laid to hard standing, with a block paved path leading to the front door and bordered with a three foot fence. The rear garden is accessed via a



service road and would accommodate off road parking. It is laid to hard standing and a selection of mature shrubs and flower beds, with a brick-built storage shed.



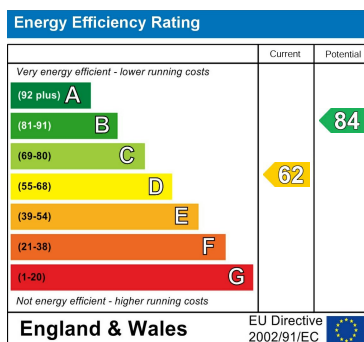


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Plan produced using PlanUp

Council Tax Band

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Energy Performance Graph



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