



St Lukes Road, Bournemouth BH3 7LU

welcome to

St Lukes Road, Bournemouth

Situated in a very sought after road and easy access of amenities our property on St Luke's Road provides the perfect opportunity for those looking for character and a spacious home with the potential for modernisation, four bedrooms, two reception rooms and well sized rear garden. NO FORWARD CHAIN.

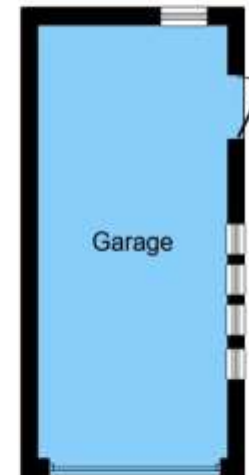




Ground Floor



First Floor



Garage

Total floor area 137.6 sq.m. (1,481 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Lounge

13' 1" into bay x 11' 10" (3.99m into bay x 3.61m)

Kitchen/diner

20' x 13' 1" (6.10m x 3.99m)

Dining Room

12' 2" into bay x 12' (3.71m into bay x 3.66m)

Bedroom 1

13' 1" into bay x 11' 10" (3.99m into bay x 3.61m)

Bedroom 2

12' 2" into bay x 12' (3.71m into bay x 3.66m)

Bedroom 3

9' 7" into bay x 8' 11" (2.92m into bay x 2.72m)

Bedroom 4

9' 7" x 7' 5" (2.92m x 2.26m)

Shower Room

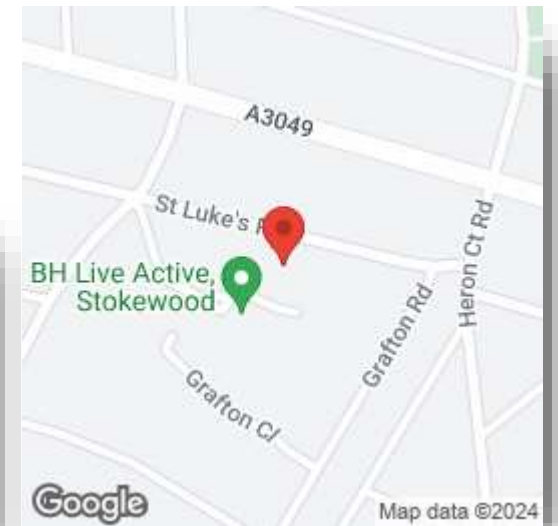
welcome to

St Lukes Road, Bournemouth

- Four bedroom detached home in sought after area
- Two reception rooms
- South facing, private rear garden
- Garage with off road parking
- Easy access to local amenities, close proximity to shops, and prime school catchments areas

Tenure: Freehold EPC Rating: D

£500,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WTN109109 - 0010

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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