



QQuinn & Co
ESTATE AND LETTING AGENTS

Luckham Road, Bournemouth

- Three-bedroom semi-detached house
- Generous size bedrooms
- Two reception rooms
- Downstairs WC

£340,000

EPC Rating 'D'



36 Luckham Road, Bournemouth, BH9 3ET



Property Description

Three Bedroom Semi-Detached Home – Luckham Road, Bournemouth.

Offered with no forward chain, this well-presented three-bedroom semi-detached house is ideally situated in Luckham Road, Bournemouth. Perfectly located close to popular local schools, convenient bus routes, and essential amenities, this property is ideal for families, first-time buyers, or investors alike.

The accommodation is both spacious and versatile, comprising:

Three generously sized bedrooms.

Two separate reception rooms offering flexibility for living and dining arrangements.

A modern, well-equipped kitchen.

Off-road parking to the front.





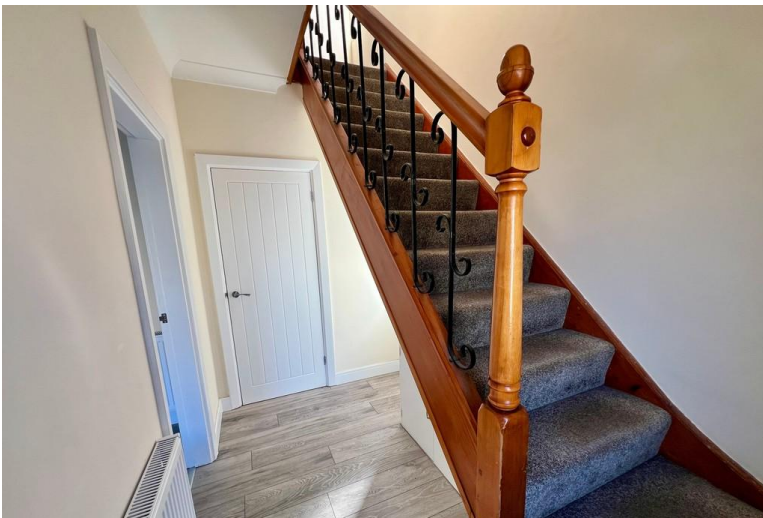
A private rear garden – perfect for outdoor entertaining or family use.

This property combines comfort and convenience and represents an excellent opportunity to move into a well-maintained home with no onward chain.

Early viewing is highly recommended.

Council tax - band B.

EPC rating - D.



LOUNGE

13' 5" x 12' 0" into bay (4.10m x 3.67m into bay)

KITCHEN

11' 10" x 10' 7" (3.61m x 3.23m)

DINING ROOM

9' 9" x 8' 11" (2.99m x 2.74m)

BEDROOM ONE

11' 0" x 9' 11" (3.36m x 3.03m) Measurements exclude wardrobes.

BEDROOM TWO

11' 11" x 10' 9" (3.65m x 3.29m)

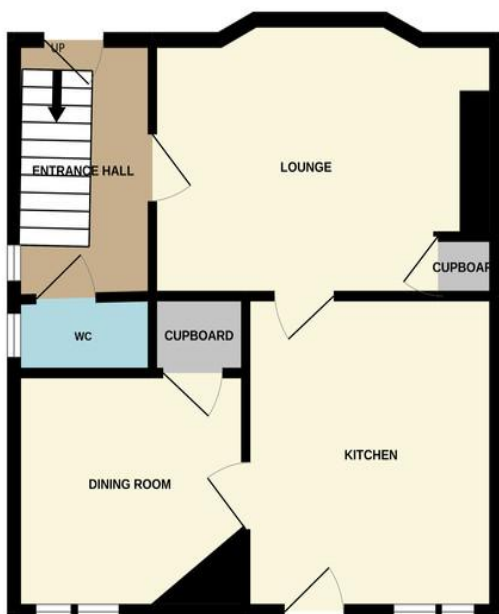
BEDROOM THREE

9' 8" x 8' 7" (2.97m x 2.63m)





GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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