



**Connells**

Calvin Road  
Bournemouth



## Property Description

This charming two double bedroom end-of-terrace house is located in a popular residential area and offers well-balanced accommodation throughout, combining character features with modern living.

The ground floor boasts a large living room, enhanced by an original feature fireplace which provides a focal point and retains the home's period charm. To the rear, there is a spacious open-plan kitchen/diner, creating an ideal space for family living and entertaining, with ample room for both cooking and dining.

Upstairs, the property offers two generous double bedrooms, both well proportioned and filled with natural light. The accommodation is completed by a stylish four-piece family bathroom, featuring a bath, separate shower, wash basin, and WC.

Situated close to local amenities, schools, and transport links, this home would make an ideal first-time purchase, family residence, or investment opportunity. An internal viewing is highly recommended to fully appreciate the space and character on offer.

### Lounge

13' 5" x 13' 1" ( 4.09m x 3.99m )

Feature Gas Fireplace, Front aspect double glazed bay window, radiator below,

### Kitchen Diner

20' 6" x 13' 5" ( 6.25m x 4.09m )

Hard Laminate flooring, understairs cupboard, 2x Rear aspect double glazing, side aspect double glazing, UPVC side aspect door, white wall and base units, gas hob, electric oven, space and plumbing for Washing machine and dishwasher, radiator and hardwood work surfaces

### Landing

access to loft

### Bedroom One

13' 5" x 10' 11" ( 4.09m x 3.33m )

front aspect double glazing, radiator below, feature fireplace, ingress for chest of drawers, cast iron fireplace

### Bedroom Two

10' 1" x 9' 9" ( 3.07m x 2.97m )

rear aspect double glazing, radiator, ingress with chest of drawers

### Bathroom

10' 3" x 7' 10" ( 3.12m x 2.39m )

rear aspect double glazing, radiator below, tiled floor to ceiling ,four piece family bathroom with WC wash hand basin, bath, shower, and large airing cupboard with combination boiler in there.

### Rear Garden

lawn space, south facing side aspect gate onto access land for the terraces,

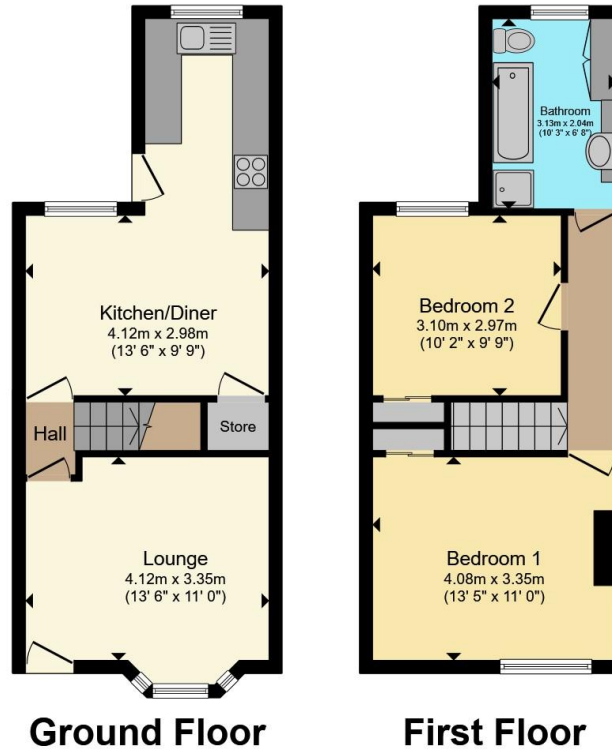
### Parking

parking in front of the property on the street. no off road parking however dropped kerb on the shared land to the left hand side of the property









Total floor area 72.3 m<sup>2</sup> (778 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

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