

Luckham Road, Charminster, Bournemouth, Dorset BH9 3EU



£1,800 Per Calendar Month



A spacious three-bedroom semi-detached house at 77 Luckham Road, Charminster, Bournemouth, Dorset available from the end of April for £1,800 per calendar month.

This generous home has been thoughtfully maintained and offers a versatile layout ideal for families or professionals. Features include three well-sized bedrooms, a bright and welcoming living room, a modern kitchen, and a family bathroom. The property also benefits from a private garden and ample storage space throughout.

Located in the popular Charminster area, the property is close to excellent local amenities including supermarkets, cafes, and boutique shops. Families will appreciate the selection of highly regarded schools nearby. The area also provides excellent transport links, with regular bus services, easy access to Bournemouth town centre, and connections to major roads for commuters.

Residents can enjoy nearby parks and green spaces, with Bournemouth's beaches and leisure facilities only a short drive away, offering the perfect balance of convenience and lifestyle.

This is an excellent opportunity to secure a large, comfortable family home in a sought-after Bournemouth location.

This three bedroom semi-detached house has a bright lounge with bay window and an attractive feature fireplace.

There is a separate dining room at the rear overlooking the garden and an adjoining modern kitchen which comes with a built in double oven, gas hob and a freestanding dishwasher.

The kitchen leads onto a handy utility room with washing machine and freezer as well as a downstairs WC conveniently located next to the rear entrance of the property. Upstairs the master bedroom also has a bay window and comes with some handy fitted storage.

The second bedroom also a double and has a fitted wardrobe with extra storage above, whilst the third bedroom is a large single and could take a double bed if needed.

There is also a bright, modern bathroom with shower over bath and tiled walls for easy upkeep.

As well as gas fired central heating there is also UPVC double glazing.

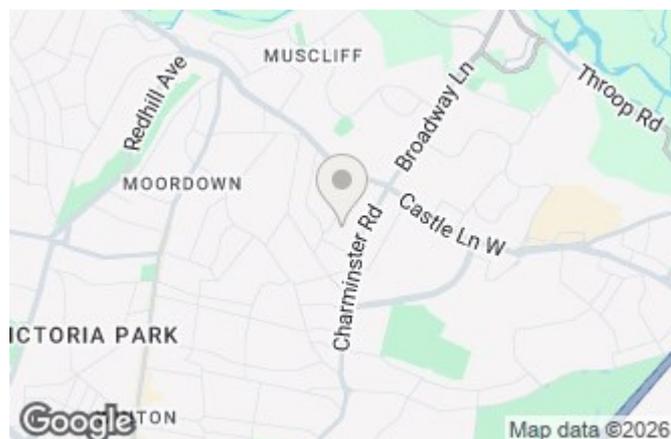
Outside there is parking for two cars on the front driveway and wooden side access gates leading to the garden at the rear.

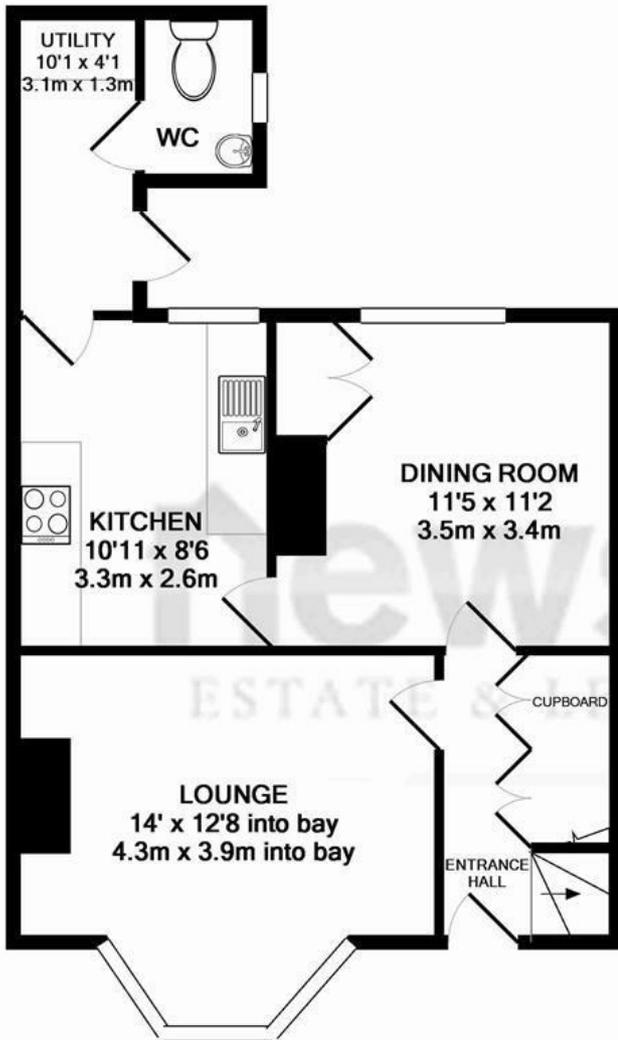
The rear garden is a good size and gets the afternoon and evening sun. Two large wooden sheds provide useful storage space for garden furniture.

There is also the added benefit of a gardener visiting every 4 months to maintain the garden.

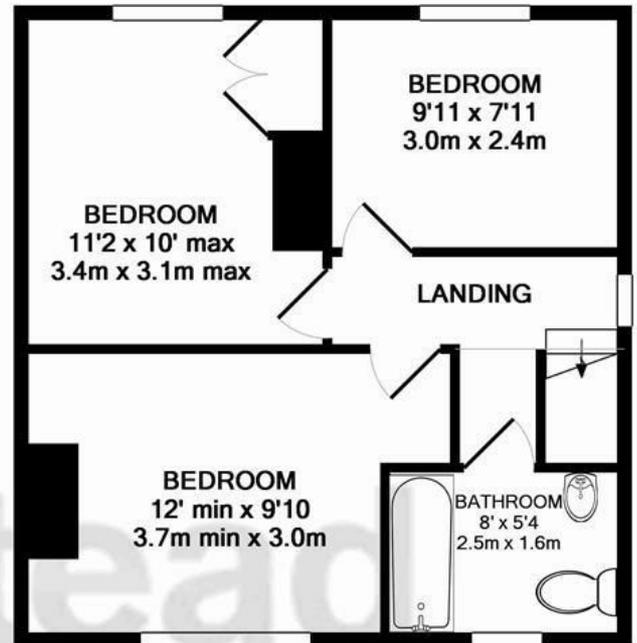
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Holding fee £370
Deposit £1846
Council tax band B





GROUND FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 879 SQ.FT. (81.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	59
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	