

**£2,310 per month**

**St Mary's Road, Springbourne, BH1**



- Close to Lansdowne Campus
- Close to Uni bus route
- On street parking
- Rear Garden
- Utility Room
- Two Bathrooms
- Separate wc
- Smoke alarm
- Washing machine

**STUDENT PROPERTY** - Six double bedroom house near Lansdowne Campus. Near UniBus links to Talbot Campus. Rent to include water, sewerage, tv licence and incoming phone line and broadband.

# St Mary's Road, Springbourne, BH1

## Entrance Hall

Leads to lounge, kitchen and stairs to first floor.

## Kitchen

Fully fitted kitchen with wall and base units and vinyl flooring. Includes table and chairs, single sink and drainer and separate utility room with washing machine. Also back door leading to garden.

## Lounge

11'0" x 15'12" (3.35m x 4.88m)

Lounge facing front with two sofas, coffee table, TV and cable connection.

## Bedroom 1

10'5" x 11'1" (3.18m x 3.38m)

Ground floor Double bed with desk and chair, wardrobe, chest of drawers and bedside table.

## Bedroom 2

Ground floor. Double bed with desk and chair, wardrobe, chest of drawers and bedside table.

## Bedroom 3

10'11" x 11'0" (3.33m x 3.35m)

First floor bedroom facing the rear of the property. Single bed, wardrobe with drawers, chest of drawers, desk, chair and easy chair. (Landlord can supply double bed if required).

## Bedroom 4

8'9" x 11'0" (2.67m x 3.35m)

First floor facing rear. Single bed with wardrobe with drawers, chest of drawers, bookcase, easy chair and storage unit. (Landlord can supply double bed if required).

## Bedroom 5

First floor facing front. Double bed with desk and chair, wardrobe, chest of drawers and bedside table.

## Bedroom 6

11'7" x 13'1" (3.53m x 3.99m)

First floor facing front. Double bed with wardrobe, wash hand basin, easy chair, bookcase and bedside table.

## Bathroom 1

Ground floor shower room with shower cubicle, wash hand basin, W/C with tiled floor.

## Bathroom 2

First floor bathroom with bath with shower over and wash hand basin.

## Separate wc

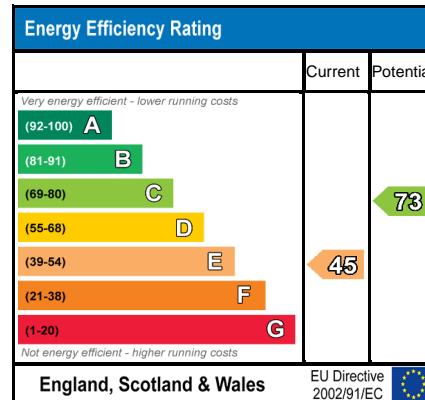
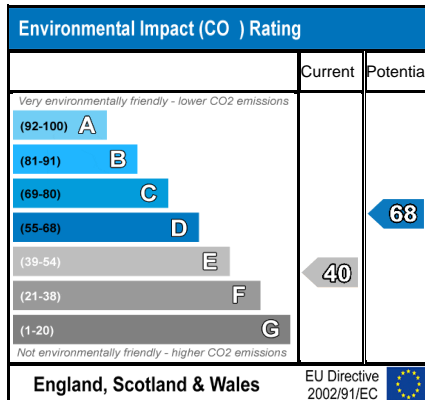
Separate W/C.

## Outside front

Laid to hardstanding up to entrance porch.

## Outside rear

Laid to lawn with patio area.







## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS LETTINGSBU

LettingsBU, Melbury House, 1-3 Oxford Road, Bournemouth, Dorset, BH8 8ES T: 01202 961678 E: [lettingsBU@bournemouth.ac.uk](mailto:lettingsBU@bournemouth.ac.uk) W: [www.lettingsbu.com](http://www.lettingsbu.com)

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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