



Q Quinn & Co
ESTATE AND LETTING AGENTS

Nortoft Road, Bournemouth

- Two double bedroom semi-detached
- Off road parking
- Front and generous size rear gardens
- Central heating

£325,000

EPC Rating 'D'



28 Nortoft Road, Bournemouth, BH8 8PY



Property Description

Quinn & Co are delighted to offer for sale this bright and spacious, **TWO DOUBLE BEDROOM, TWO RECEPTION ROOM**, semi-detached house which benefits from a **PRIVATE DRIVEWAY, GENEROUS SIZE REAR GARDEN** and is offered with **NO FORWARD CHAIN**

The property is in the popular location of Charminster with its wide array of local shops, cafes, bars, restaurants, schools, parks and regularly serviced public transport links to Bournemouth Town Centre and the surrounding areas.



The property has a side entrance with a UPVC double glazed door leading into the entrance hall, a downstairs WC is located under the stairs, further doors lead off to the lounge and dining room, the lounge has a large front aspect window offering plenty of natural light, the dining room and kitchen is located to the rear aspect and offers ample space for a large table and chairs, two double bedrooms and the bathroom are located on the first floor.



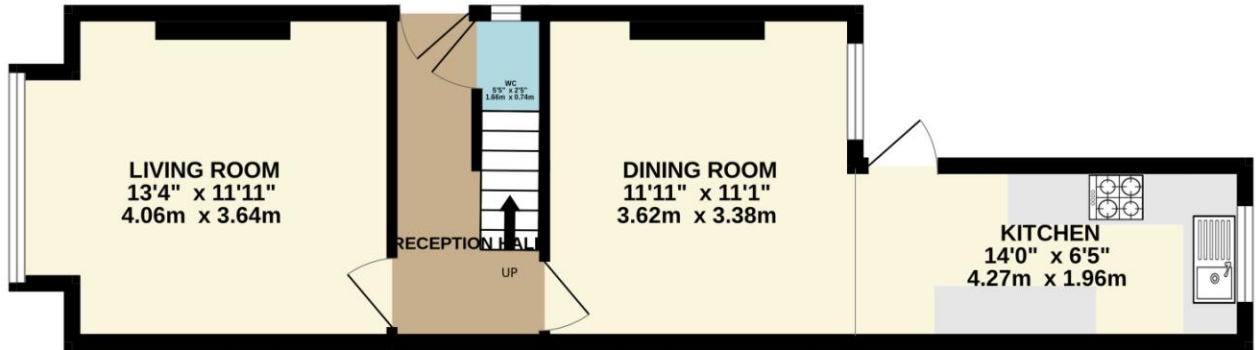
The front garden and driveway is laid to shingle for ease of maintenance and provides off road parking, the rear garden has a patio area with a large garden shed to the side, the remainder of the garden is laid to lawn with a selection of shrubs and a further smaller shed located at the end corner.

Viewings are highly recommended.

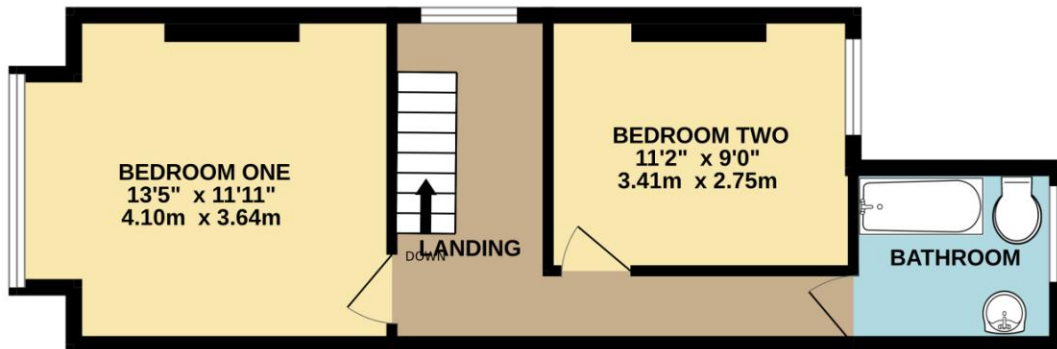




GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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