



**Q** Quinn & Co  
ESTATE AND LETTING AGENTS

**Colehill Crescent, Bournemouth**

- Chain free
- Three bedroom end of terrace house
- Downstairs WC
- Off road parking

**£340,000**

EPC Rating 'TBC'







## Property Description

First time on the market since new, three bedroom end of terrace situated in the popular location of Muscliff, Bournemouth, within a short walk are two excellent primary schools, Tesco convenience store, pharmacy, doctors and dental practice along with the open playing fields of Muscliff Park and walks along the River Stour.

The accommodation comprises of, lounge/diner with double doors leading to the rear garden, kitchen, downstairs WC, three spacious bedrooms and modern shower room. Benefits include off road parking, modern boiler, integral garage, front and landscaped low maintenance rear garden.

Approximate measurements can be found on the floorplan.

No forward chain.

Council tax band - C.



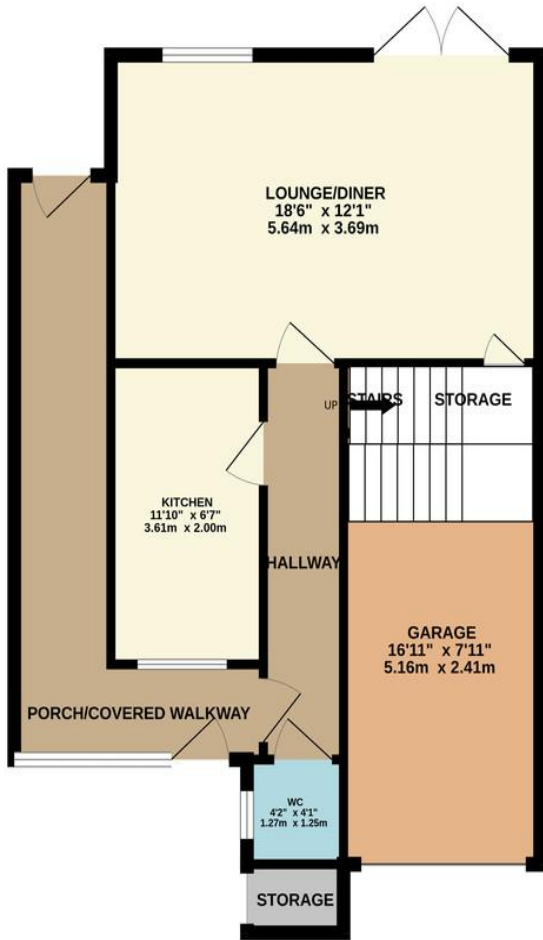




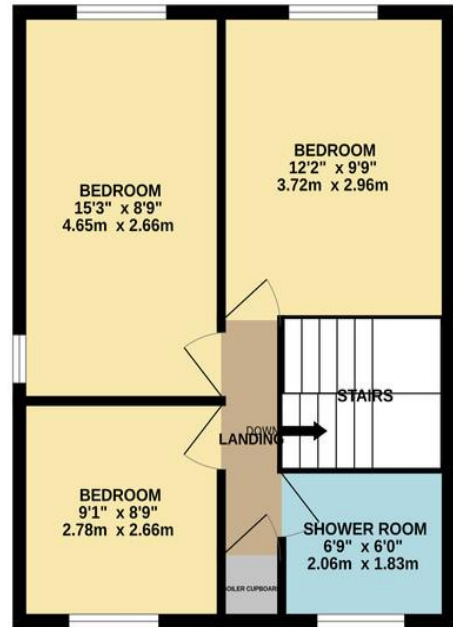




GROUND FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 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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