



Q Quinn & Co
ESTATE AND LETTING AGENTS

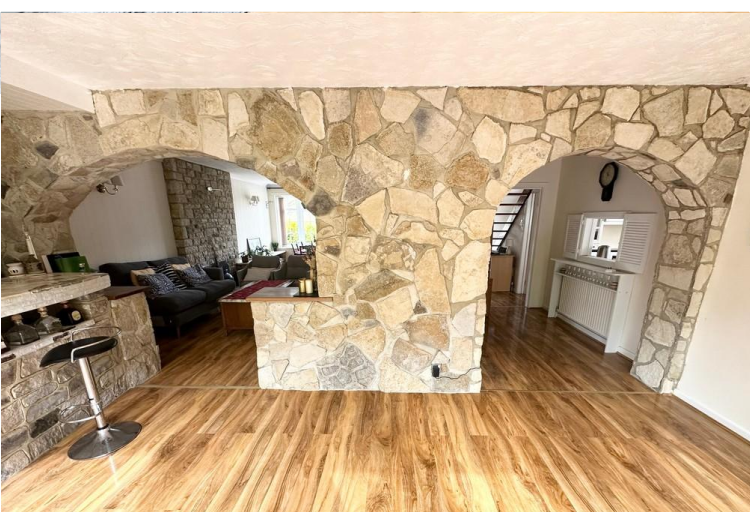
**Normanhurst Avenue, Queens Park,
Bournemouth**

- 5 BEDROOMS
- ELEVATED PLOT
- QUEENS PARK
- LARGE TIERED REAR GARDEN

£625,000

EPC Rating 'TBC'





Property Description

SUMMARY

Spacious detached house, with generous sized driveway leading to integral garage providing further parking or storage.

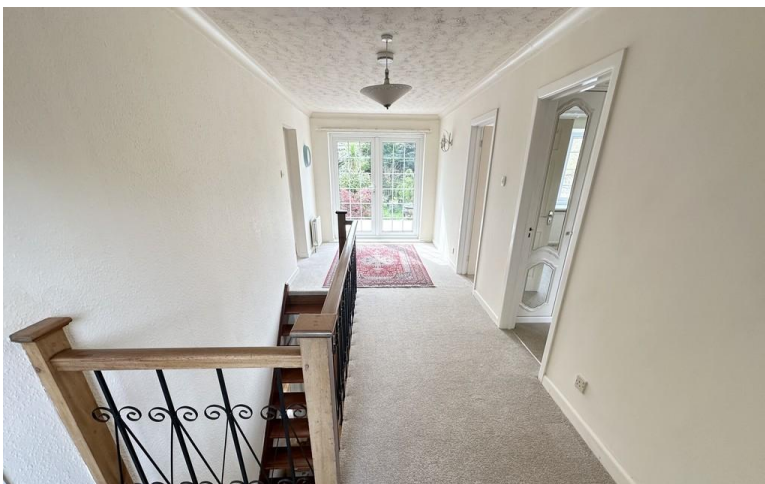
The ground floor comprises of well fitted kitchen with space for fridge/freezer, dish washer, washing machine, oven and great amount of cupboard space; sizeable living/dining area with BUILT IN BAR ideal for entertaining and ground floor double bedroom with ENSUITE shower room.

The first floor consists of three double bedrooms, single room/office ideal for those working from home, large shower room, anterior balcony and patio doors lead off of the landing to rear flat roof.

The substantial tiered garden is south-facing and boasts a patio area, summer house with power and light and also a storage shed.

THIS PROPERTY IS OFFERED WITH NO FORWARD CHAIN- MUST BE SEEN!







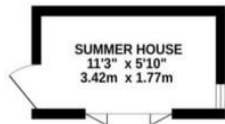


NOT INCLUDING BALCONY AND ROOF AREA

TOTAL FLOOR AREA : 1999 sq.ft. (185.7 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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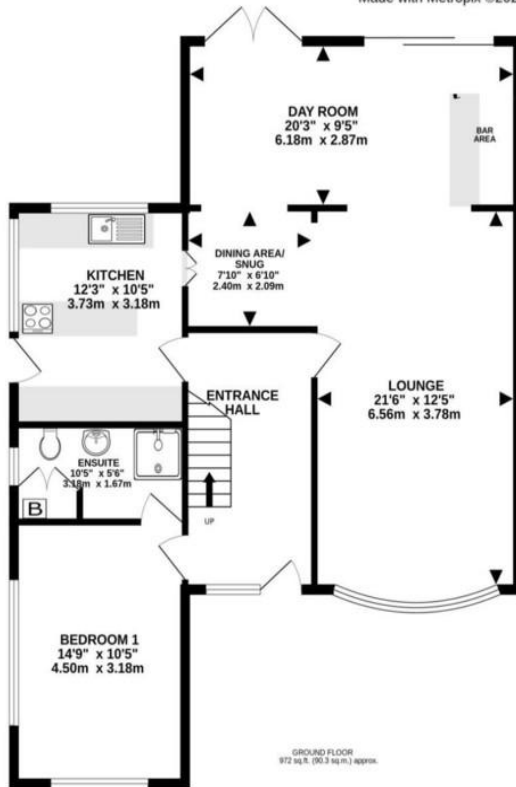
SUMMER HOUSE
11'3" x 5'10"
3.42m x 1.77m

LOCATED IN REAR GARDEN
65 sq.ft. (6.1 sq.m.) approx.

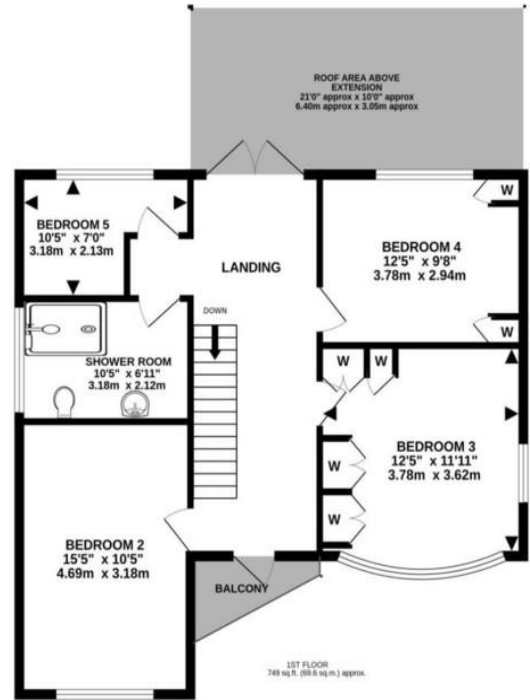


GARAGE
20'5" x 10'5"
6.22m x 3.18m

LOCATED BELOW BEDROOM 1
233 sq.ft. (21.8 sq.m.) approx.



GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.

ROOF AREA ABOVE
EXTENSION
21'0" approx x 10'0" approx
6.40m approx x 3.05m approx

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