



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

**Spencer Road, Bournemouth**

- Private entrance and patio areas
- Two double bedrooms both with ensembles
- Spacious living accommodation
- Open plan lounge/diner and kitchen

**£210,000**

**EPC Rating 'D'**







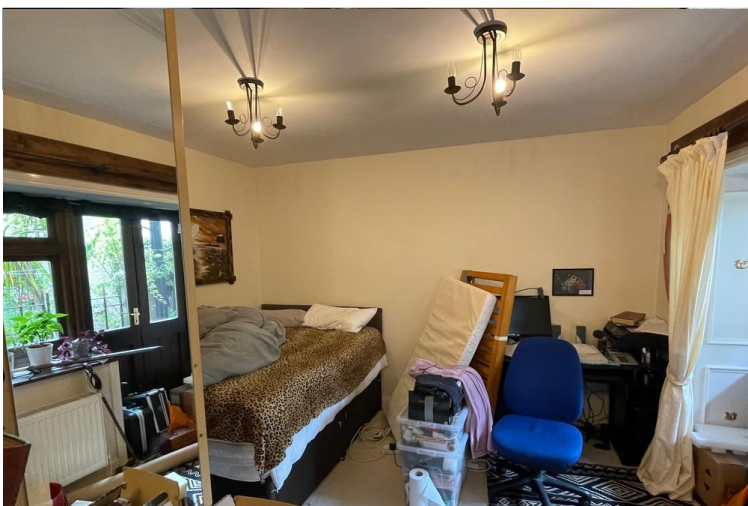
## Property Description

Characterful two double bedroom flat nestled behind the main dwellings of Spencer Road.

Situated within easy reach of Bournemouth & Boscombe providing an array of restaurants, bars, shops and within close proximity to Bournemouth's award winning beaches.

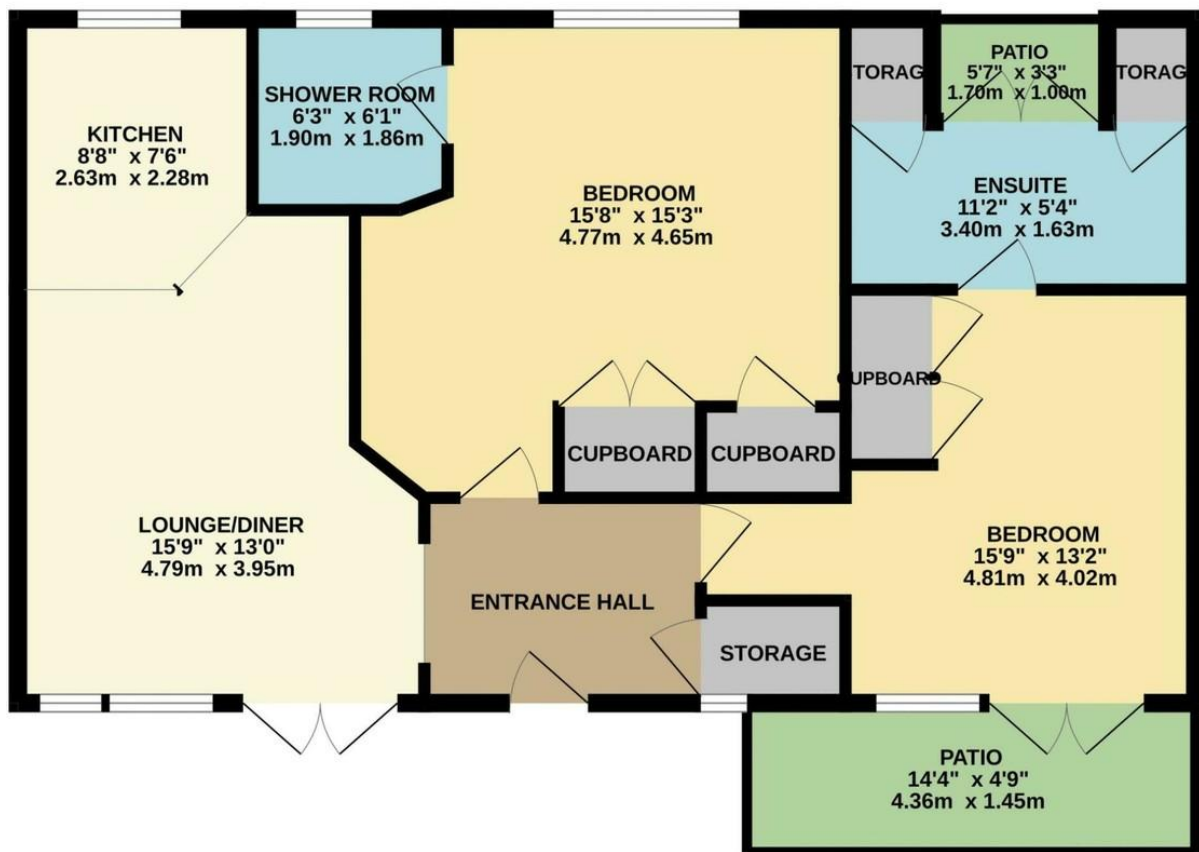
The property offers a large open plan lounge/diner with a feature fireplace and fitted kitchen. There are two generously sized bedrooms equipped with fitted wardrobes and both benefit from ensuites, one being with a shower room with wash hand basin, WC and the other equipped with shower over the bath, wash hand basin and WC. Doors lead from one of the bedrooms to the front and rear patios offering private outside space.

On road parking only with no restrictions.





## GROUND FLOOR 801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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