



QQuinn & Co
ESTATE AND LETTING AGENTS

Green Road, Bournemouth

- Three double bedroom detached house
- Southerly facing rear garden
- 28ft Lounge/diner
- 19ft Kitchen

£375,000

EPC Rating 'D'





Property Description

This property is in a catchment area for Bournemouth Grammar Schools as well as fantastic primary schools nearby, making it an ideal location for families with children. The area benefits from superb transport links offering easy access to Bournemouth Town Centre and its award-winning beaches plus very regular buses to Castlepoint Shopping Centre and quick access to the A338.



As you enter the property, you are greeted by a welcoming hallway leading to a bright and airy lounge/diner with a feature bay window and hardwood flooring. The dining area is ideal for family gatherings and has a convenient door leading to the southerly facing patio. The kitchen overlooks the rear garden and is complete with a range of wall and floor units, integrated electric oven and hob and space for white goods. A downstairs cloakroom completes the ground floor accommodation.



Upstairs, you will find three double bedrooms and a family bathroom with a bath and shower over, wash hand basin, and WC.

Outside, the southerly facing rear garden benefits from a secluded patio with steps leading up to a decking area with sufficient space for a table and chairs and sunbeds. The top tier houses two garden sheds.

Approximate measurements below.

LOUNGE/DINER 28' 5" into bay x 12' 1" (8.68m into bay x 3.7m) Width measurement narrows to 3.36m into dining area.

KITCHEN 19' 5" x 7' 10" maximum (5.93m x 2.41m maximum) Width measurement narrows to 1.80m.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 14' 5" into bay x 12' 0" (4.40m into bay x 3.66m)

BEDROOM TWO 13' 7" x 11' 0" (4.15m x 3.36m)

Fitted wardrobes.

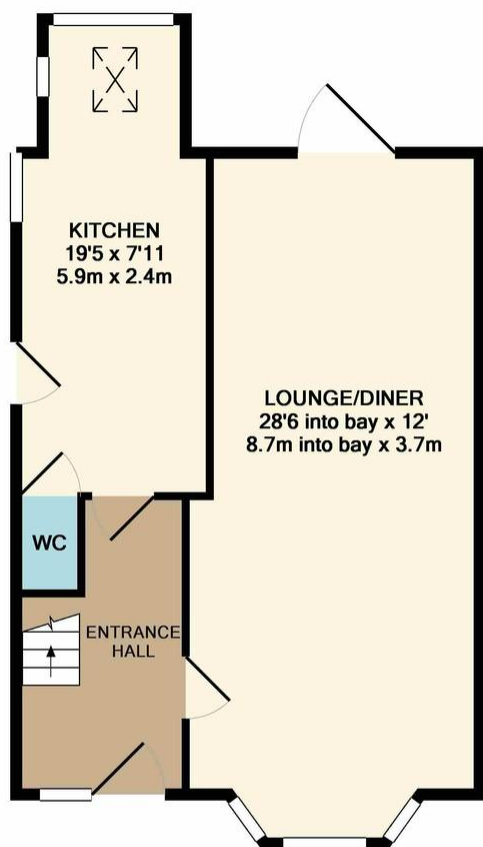
BEDROOM THREE 10' 5" x 7' 10" (3.19m x 2.40m).

Council tax - band C.

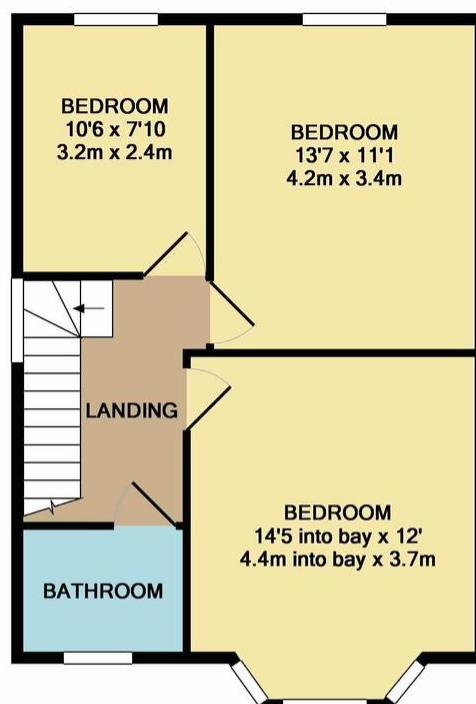
EPC rating - D.







GROUND FLOOR
APPROX. FLOOR
AREA 540 SQ.FT.
(50.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1046 SQ.FT. (97.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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