



QQuinn & Co
ESTATE AND LETTING AGENTS

Gresham Road, Bournemouth

- Three/four bedroom extended detached house
- Off road parking x 3 cars
- Southerly facing rear garden
- Outbuilding 'Approx 6m' with power, light and Wifi

£497,000

EPC Rating 'D'





Property Description

The property occupies a super position within the highly desirable BH9 postcode ideal for families, within a short walk of St. Walburga's Primary, Queens Park Academy and Bournemouth Grammar Schools. Local shopping amenities are within close proximity and for more comprehensive needs, nearby Castle Point offers a large Marks and Spencer together with a mix of shops, and Bournemouth town centre has a wide and varied range of shopping facilities together with diverse restaurants as well as miles upon miles of award winning sandy beaches beyond. With leisure in mind, Queens Park golf course is also close to hand as is Littledown sports complex.

The accommodation comprises, entrance hallway with access to the ground floor rooms and stairs leading to the first floor. A separate reception room is set to the front of the property with a bay window and feature fireplace (currently used as an extra bedroom). The property has been extended to the rear to give a magnificent open plan living area/kitchen diner with double doors leading to the rear garden.



The kitchen has a matching range of cupboards at base and eye level, inset sink, space for appliances, two large sky lights letting in plenty of light. Ample space is available for a sizable dining table and chairs, perfect for family socialising. A downstairs shower room completes the ground floor accommodation.

The first floor accommodation consists of, two large double bedrooms, both with bay windows offering plenty of natural light, the third bedroom is also a generous size and features a bay window. The spacious bathroom comprises of a bath, separate shower cubicle, WC, wand hand basin and two windows.



Outside, the front offers off road parking for three cars. The southerly facing rear garden is a good size with a patio area abutting the property, the remainder is laid to lawn with a selection of mature shrubs. A 6m outbuilding with power, light and WIFI is situated at the far end of the garden, ideal for a home office, home gym, a games room or simply for storage. A garage/workshop with power and light is situated to the side of the garden.

Approximate measurements can be found on the floorplan.

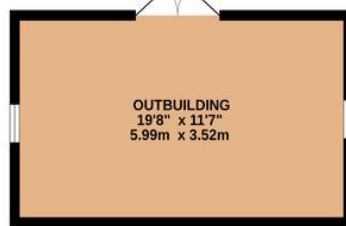
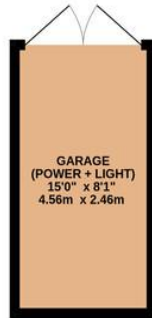
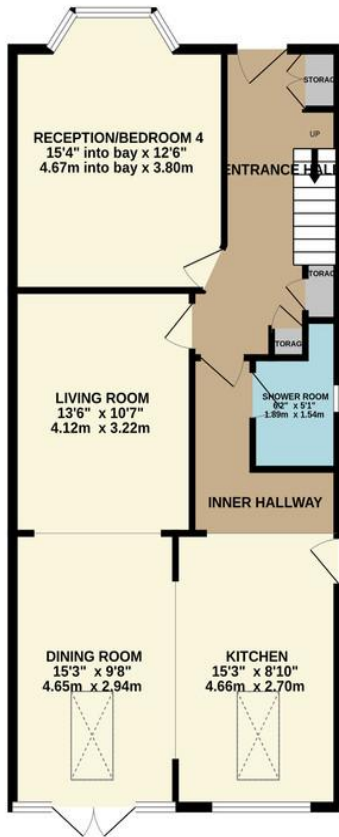
Council tax - Band D



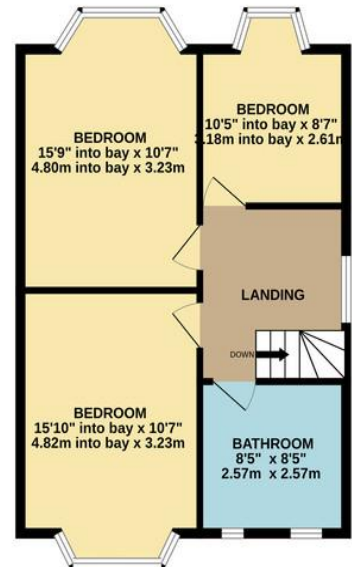




GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1715 sq.ft. (159.4 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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