



Q | Quinn & Co
ESTATE AND LETTING AGENTS

Sunningdale Crescent, Bournemouth

- Four bedrooms
- Southerly facing rear garden
- Modern kitchen
- Downstairs WC

£375,000

EPC Rating 'C'





Property Description

Well presented four bedroom terrace house located within easy reach of Bournemouth & Poole.

Modernised in recent years, this stunning house offers flexible and spacious living space with a lounge/diner overlooking the rear garden. The modern fitted kitchen has been designed to make the best use of the space and benefits from an integrated fridge/freezer, oven and five burner gas hob, dishwasher and an additional utility space for a washing machine and tumble dryer.

At the side is an additional front entrance, storage room, modern downstairs WC and a bar area with double doors leading to the rear garden.

On the first floor there are three double bedrooms, plus a single bedroom. The luxury fitted bathroom benefits from a bath and large shower cubicle with overhead shower.





The generous size southerly facing rear garden is a particular feature of the property, benefitting from a substantial patio area and large lawned area.

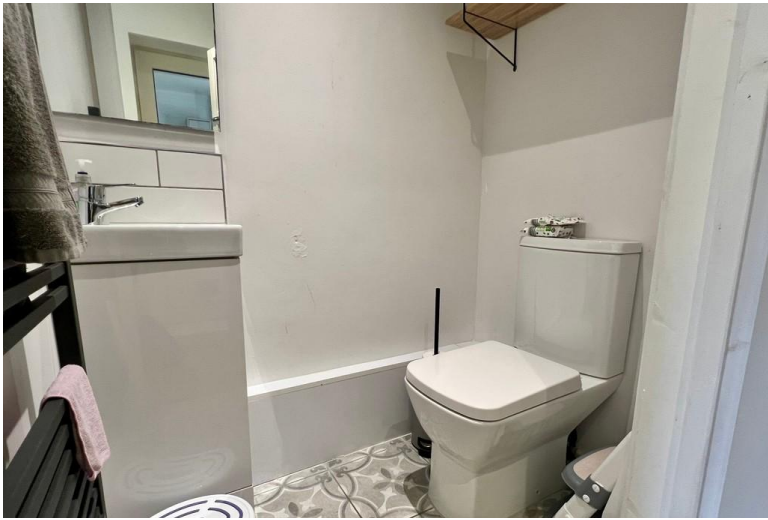
The front garden provides off road parking (subject to drop kerb).

Approximate measurements can be found on the floorplan.

Council tax - band B.

EPC rating - C.



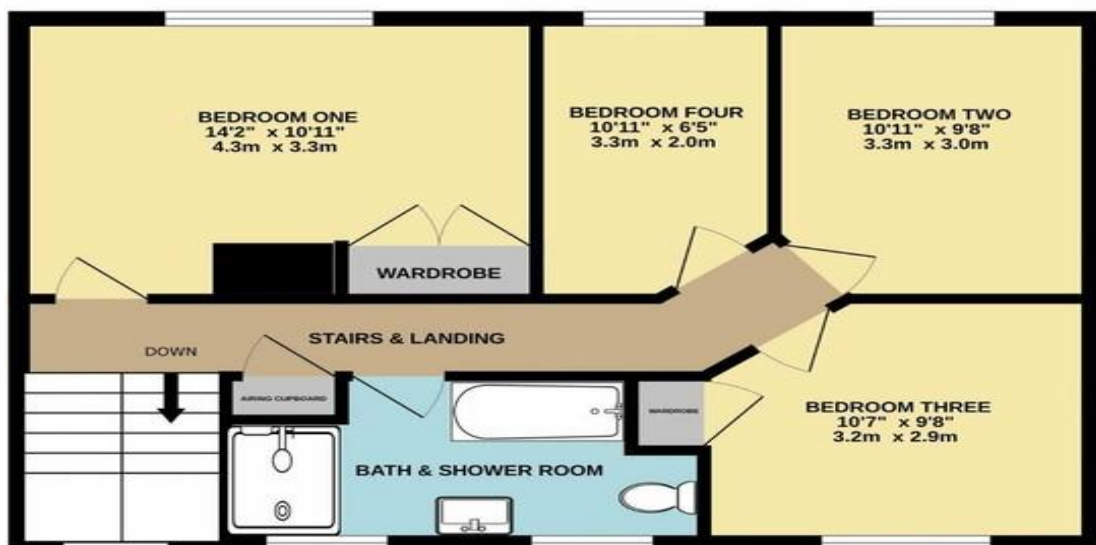




GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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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