



Q | Quinn & Co
ESTATE AND LETTING AGENTS

**Avon Road, Charminster,
Bournemouth**

- THREE DOUBLE BEDROOMS
- SEMI-DETACHED HOUSE
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS

£320,000

EPC Rating 'C'





Property Description

SUMMARY

Three double bedroom, two reception room semi-detached house situated in the popular location of Charminster which provides a selection of shops, bars, restaurants and is within close proximity to local schools. This property is offered with no forward chain and benefits from off-road parking.

The entrance hall leads the way to two spacious reception rooms, creating a separate living and dining room. The kitchen is located to the rear of the property and there is a door positioned to the side, leading out to the rear garden.

The first floor comprises of three double bedrooms, all generous in size, and a bathroom consisting of a bath, overhead shower, wash hand basin and toilet.



The rear garden consists of a concrete patio area and pathway, section of grass to one side and concrete slabs to the other, as well as a further patio area at the far end. The garden also contains a selection of trees and shrubs.

Council tax band- C.





GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



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Consumer Protection from Unfair Trading Regulations 2008.

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