



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

**Charminster Avenue, Bournemouth**

- Three double bedroom first floor flat
- Section of front and rear gardens
- Freehold title
- No forward chain

**£230,000**

**EPC Rating 'E'**







## Property Description

Very spacious three double bedroom first floor flat, requiring modernisation, situated in a popular tree lined avenue.

The property is located on the border of Charminster, Winton and Queens Park, which benefits from a selection of local shops, pubs, cafes, restaurants, supermarkets and local parks. The property is within catchment for several highly regarded Schools including, Queens Park Junior School, St Walburga's, Bournemouth School for Boys, and Bournemouth School for Girls. The location further benefits from regularly serviced public transport links to Bournemouth Town Centre, Castle Point Shopping Centre and the surrounding, making it an ideal choice for families.

The full accommodation comprises of, lounge, kitchen/breakfast room, three large double bedrooms, two of which have large bay windows overlooking the tree lined avenue. The bathroom completes the accommodation.





The front garden is divided in half with the upstairs flat. The section of rear garden is mainly laid to lawn with a selection of shrubs, bounded by fencing.

The property is being sold with the freehold title and no forward chain.

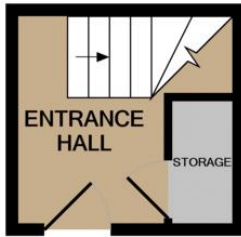
Council tax - band B.



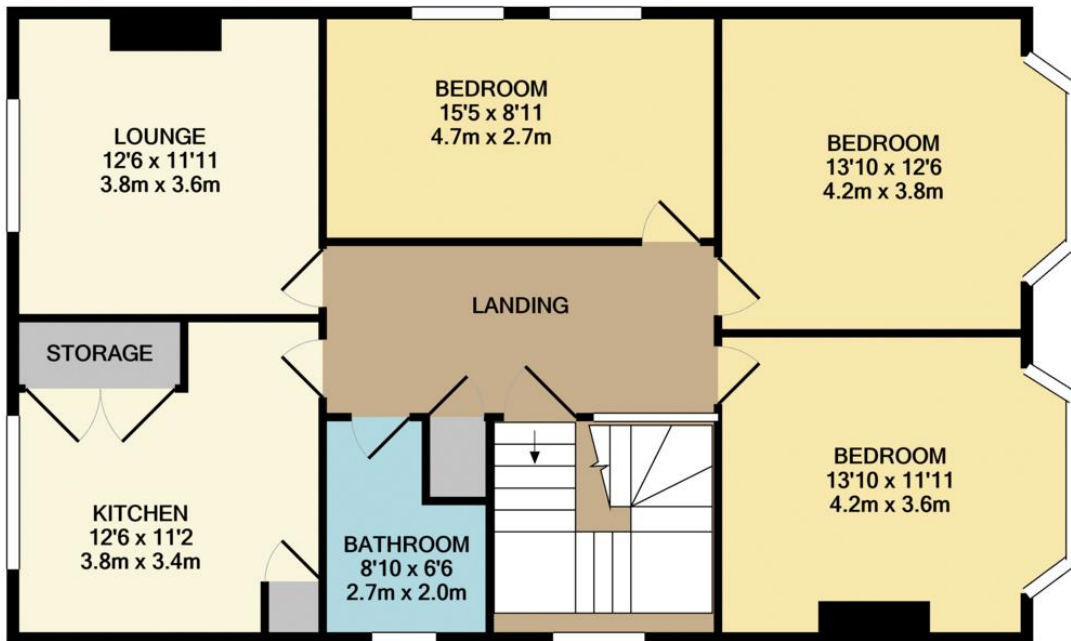
TOTAL APPROX. FLOOR AREA 1060 SQ.FT. (98.5 SQ.M.)

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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GROUND FLOOR  
APPROX. FLOOR  
AREA 76 SQ.FT.  
(7.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 984 SQ.FT.  
(91.4 SQ.M.)

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