



QQuinn & Co
ESTATE AND LETTING AGENTS

Chelsea Gardens, Bournemouth

- Four bedrooms
- Two ensuites + family bathroom
- Lounge/diner
- Kitchen/breakfast room

Offers Over £400,000
EPC Rating 'C'





Property Description

Four bedroom town house, located in the popular location of Charminster, Bournemouth.

Queens Park Golf Course is within a short walk away, as is Charminster High Street, whilst award winning sandy beaches, shops and restaurants are just approximately 2.5 miles away in Bournemouth Town Centre.

The accommodation comprises, lounge/diner with Juliet Balcony overlooking a small park to the front aspect. The kitchen/breakfast room benefits from a integrated double oven, six burner gas hob and space for dishwasher and table and chairs. Two bedrooms, jack & jill ensuite shower room and a utility room are located on the ground floor. Two further bedrooms, ensuite and family room are located on the top floor.

The rear garden is mainly laid to lawn with a patio area adjoining pathway leading to rear access gate to parking and personal door to garage. The garage benefits from power and light.





No forward chain.

Approximate measurements can be found on the floorplan.

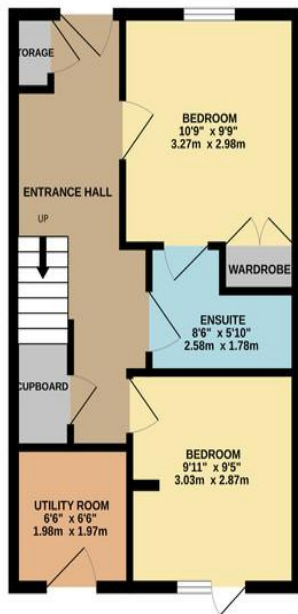
Council tax - Band D.



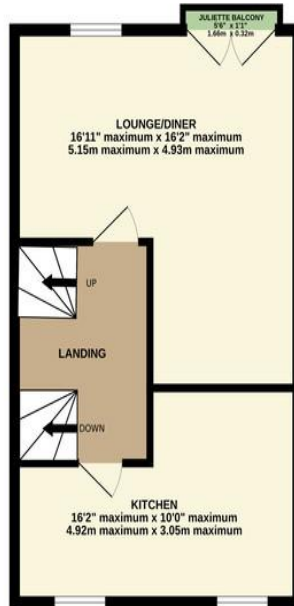




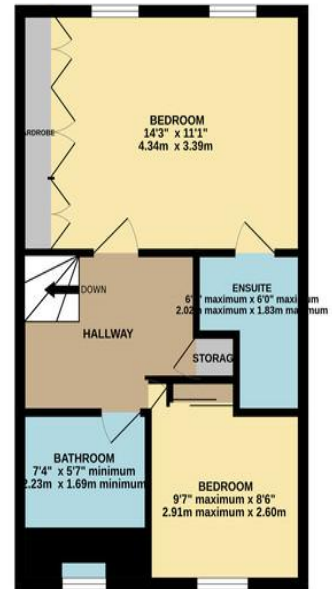
GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



2ND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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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