



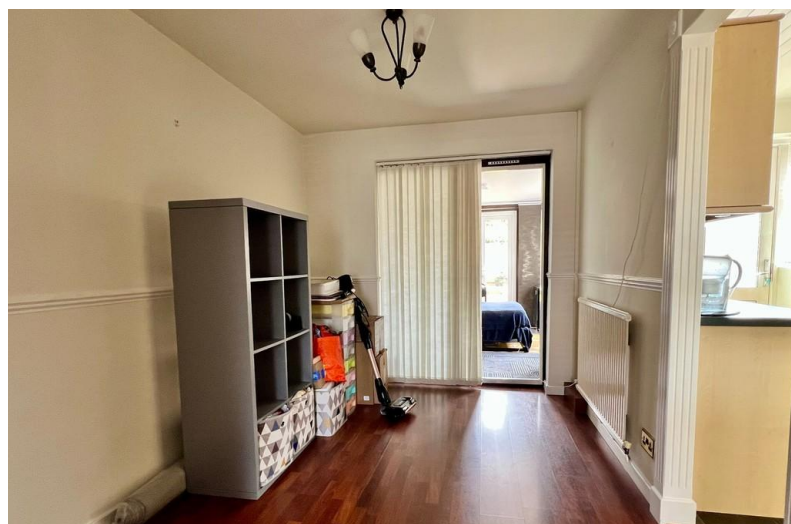
**Q** | Quinn & Co  
ESTATE AND LETTING AGENTS

**Stratton Road, Muscliff, Bournemouth**

- Three bedroom semi-detached house
- Popular location
- Southerly facing rear garden
- Block paved driveway

**£360,000**

EPC Rating 'D'





## Property Description

This three-bedroom semi-detached house is a delightful family home situated in Muscliff, a popular location within catchment of some highly regarded schools. The property offers spacious and well-presented accommodation throughout.



The ground floor features a lounge/dining room with an understairs storage cupboard and patio doors leading to a sun lounge. Additionally, there is a separate kitchen with integrated appliances to include, washing machine, dishwasher, built-in double oven and space for upright fridge/freezer.

Heading upstairs, there are two double bedrooms with the master having a fitted wardrobe and a third single bedroom with a storage cupboard and a family bathroom.



Parking is convenient with a carport, garage (power + light) and driveway providing off road parking. The southerly facing rear garden has a patio area, mainly laid to lawn and a shingled area at the far end with a summerhouse.

The property is located in close proximity to Bournemouth Town Centre, and within easy access to Poole, Ferndown, Wimborne, Ringwood, and the M27 (via the A338) for further travel. Local bus stops and a selection of popular schools are also nearby, making it an ideal location for families.



Approximate measurements can be found on the floorplan.

The property is offered for sale with no forward chain.

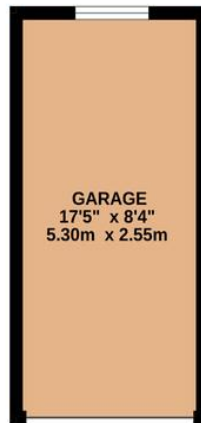
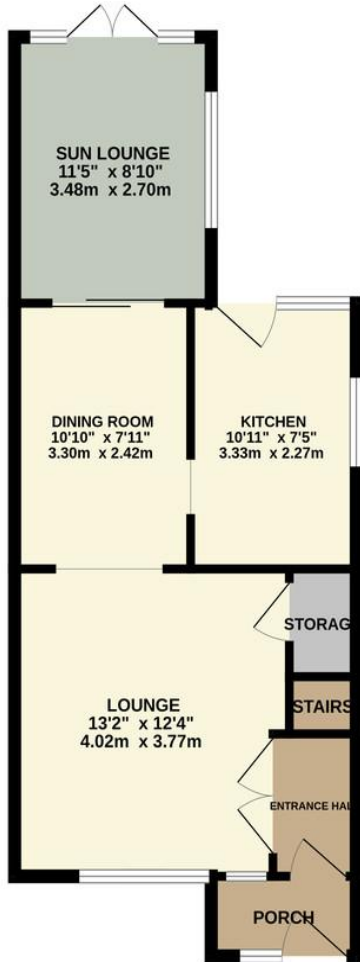
Council tax - Band C.



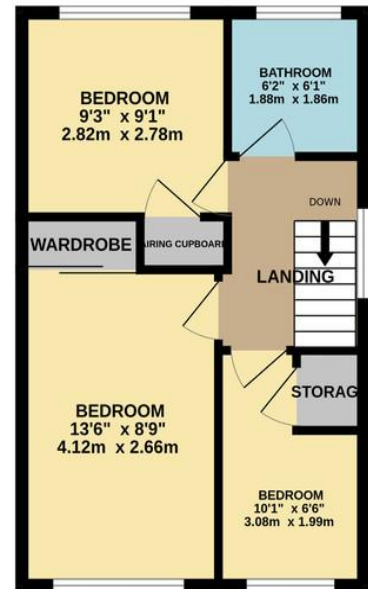




GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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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