



Q | Quinn & Co
ESTATE AND LETTING AGENTS

**Larksfield Avenue, Muscliff,
Bournemouth**

- Spacious 7.50m lounge/diner
- Three well-proportioned bedrooms
- 6m workshop with power and light
- South-west facing rear garden

£375,000

EPC Rating 'C'





Property Description

Three-Bedroom Semi-Detached House – Muscliff, Bournemouth.

Offered to the market with no forward chain, this well-presented three-bedroom semi-detached home is situated in the highly desirable area of Muscliff, Bournemouth.

The property features a spacious 7.50m lounge/diner, providing an excellent open-plan living and entertaining space. The accommodation also includes three well-proportioned bedrooms and a shower room, making it ideal for families or those seeking extra space to work from home.

Outside, the property benefits from a south-west facing rear garden, perfect for enjoying sunshine throughout the day and evening. A standout feature is the impressive 6m workshop, complete with power and light, offering fantastic potential for hobbyists, storage, or conversion to a home office.





To the front, a driveway accessed via double gates provides secure off-road parking.

Located within easy reach of excellent local schools, riverside walks, and Castlepoint Shopping Centre, this property represents a wonderful opportunity to purchase a well-maintained home in a popular residential area.

Key features:

Spacious 7.50m lounge/diner

Three well-proportioned bedrooms

6m workshop with power and light

South-west facing rear garden

Driveway accessed via double gates

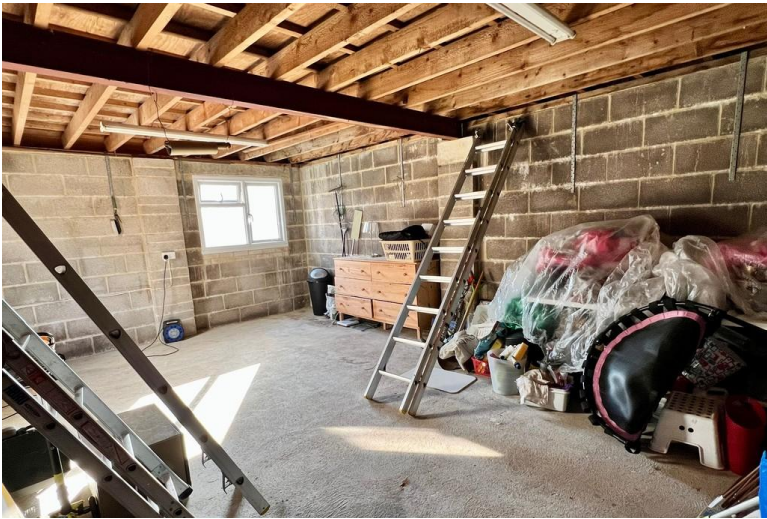
No forward chain

Popular Muscliff location close to schools and amenities

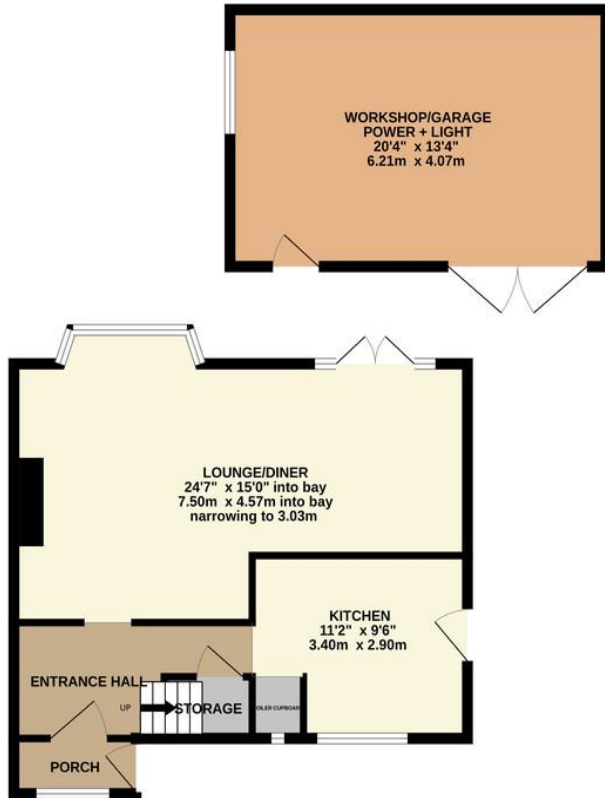
Council tax - band C.



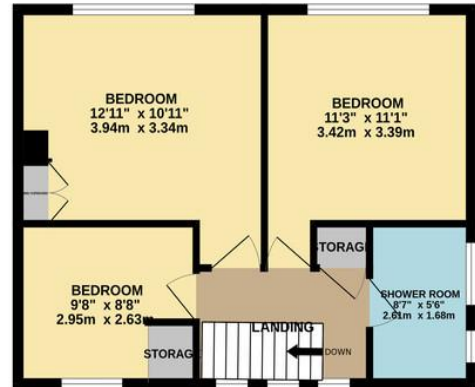




GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.4 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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