



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

**Cecil Avenue, Queens Park,  
Bournemouth**

- Four double bedrooms
- Character detached house
- Two reception rooms
- Kitchen with utility room

**£650,000**

EPC Rating 'TBC'





## Property Description

Quinn & Co are delighted to offer for sale, this well maintained four bedroom detached family home, ideally situated in the Queens park area of Bournemouth, close to local shops, restaurants and several OFSTED 'outstanding' schools.

The accommodation comprises, spacious lounge with access to a sun lounge, kitchen with utility room and opening to a separate dining room, downstairs WC, four first floor bedrooms, bathroom and separate WC.

The front garden is mainly laid to lawn with a selection of shrubs, driveway provides off road parking accessed via double gates, side gate leads to a workshop/garage with power and light and two storage sheds below. The secluded westerly facing rear garden is a particular feature of the property with rooftop views from the terrace, two additional garden sheds, two areas of lawn and well established mature shrubs throughout the garden offering plenty of seclusion.

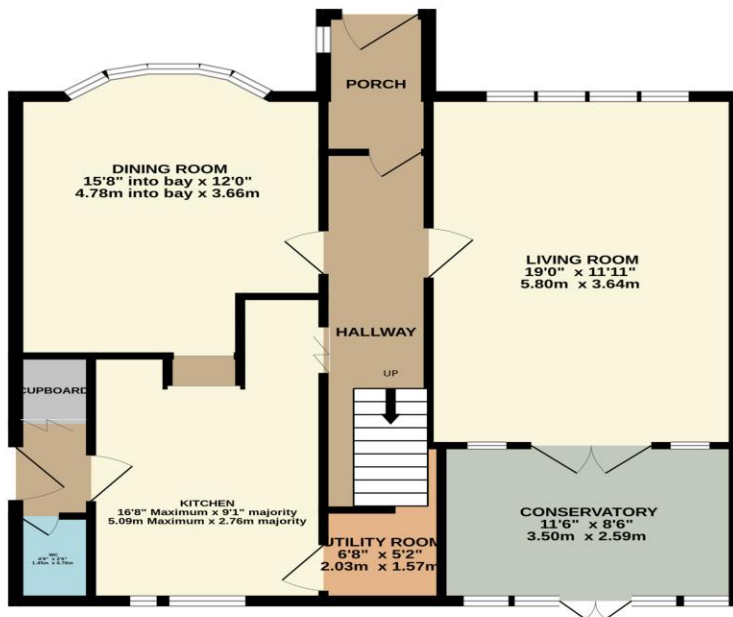




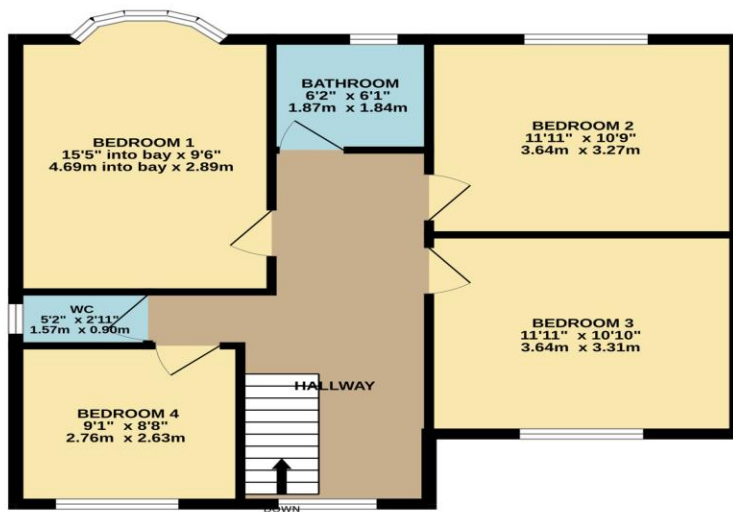




GROUND FLOOR  
799 sq.ft. (74.3 sq.m.) approx.



FIRST FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.6 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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