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45 Sutton Road,
Guide Price £390,000

3 1 2



GUIDE PRICE £390,000-£410,000

REF: NW0965

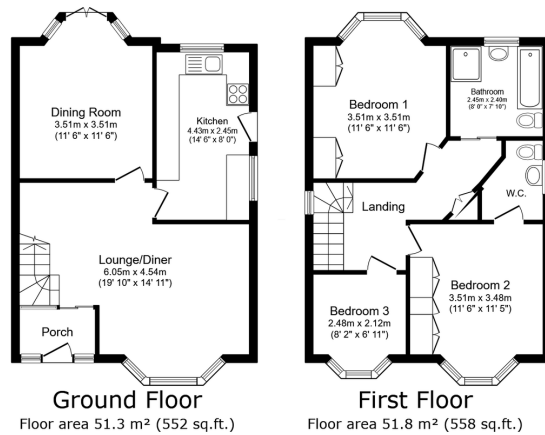
We are delighted to offer for sale this spacious 3 Bedroom Detached house situated in a cul-de-sac within the favored Charminster/ Winton location. This property offers well proportioned accommodation throughout with a spacious reception hall, two separate reception rooms, kitchen/breakfast room, three good size first floor bedrooms, bathroom with 4 piece suite, there is a driveway to the side of the property leading to a carport and a private rear garden. This is a great area for primary and secondary schools including St Walburga's and both Bournemouth grammar schools. No Forward Chain.

Externally the property benefits from a large private rear garden featuring a large area laid to lawn, along with a patio seating area.

The property is located in the popular location of Winton/ Charminster with its wide array of local shops, cafe's, schools, parks and regularly serviced public transport links to Bournemouth Town Centre and surrounding areas.

For more details or to arrange a viewing please contact our sales department.





TOTAL: 103.1 m² (1,110 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

- 3 BEDROOM DETACHED HOUSE
- DRIVEWAY AND GARAGE
- SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS THROUGHOUT
- GENEROUS OFF ROAD PARKING
- QUIET CUL-DE-SAC LOCATION
- NO FORWARD CHAIN
- ST WALBURGA AND GRAMMAR SCHOOL CATCHMENTS
- GAS CENTRAL HEATING

