



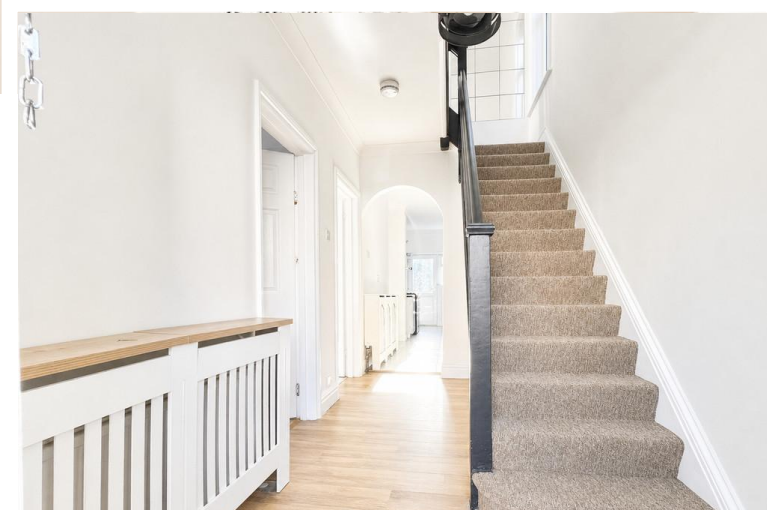
QQuinn & Co
ESTATE AND LETTING AGENTS

Rutland Road, Bournemouth

- Extended three bedroom detached house
- 22ft lounge/diner
- 19ft kitchen
- Additional reception room/bedroom four

Offers Over £395,000
EPC Rating - D





Property Description

A spacious and extended three-bedroom detached family home, situated in a highly sought-after location close to excellent local schools, including Bournemouth Grammar, and offered to the market with no forward chain.

The well-proportioned accommodation is arranged over two floors and comprises a generous 22ft lounge/dining room, ideal for both everyday living and entertaining, alongside a 19ft fitted kitchen. In addition, there is a further versatile reception room which would make an ideal playroom, home office or potential fourth bedroom, depending on requirements.

To the first floor are three generously sized bedrooms, all offering excellent space, together with a spacious family bathroom fitted with a shower over the bath.

Externally, the property benefits from off-road parking for one vehicle to the front, while to the rear is a southerly-facing garden, thoughtfully designed for low maintenance and ideal for enjoying the sun.

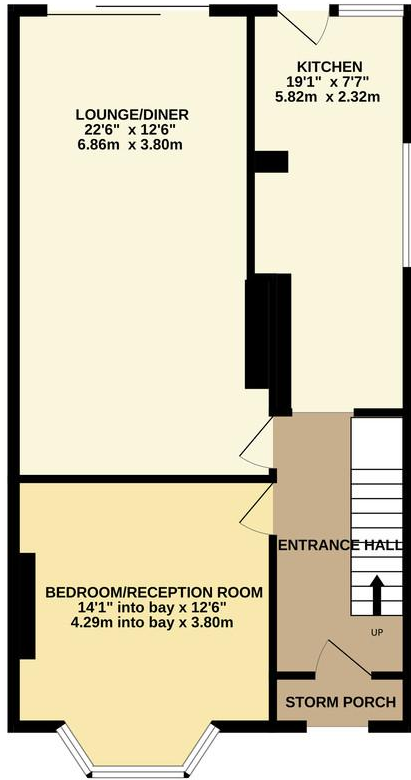


This attractive home is perfectly positioned within a popular residential area, offering convenient access to local amenities and well-regarded schools, making it an excellent choice for families and professionals alike.

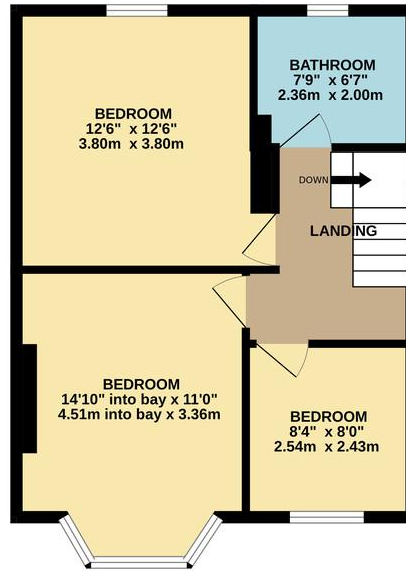




GROUND FLOOR
651 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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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