



£625,000

24 Queens Gardens, Bournemouth, BH2 6BH



SAXE COBURG™

Property Experts







## Property Description

Saxe Coburg is delighted to bring to market this fantastic property, ideal for use as a family home. Arranged over three floors, the property offers deceptively spacious and versatile accommodation throughout.

The ground floor comprises a rear-facing bedroom, a utility room that could easily be converted into a fully functional kitchen, a separate cloakroom, and access to the garage. On the first floor, you'll find the main living space with a private balcony overlooking Bournemouth Gardens, featuring a generous L-shaped living and dining room, along with a modern fitted kitchen. The top floor hosts three further bedrooms, including a master with en-suite shower room, plus a separate family bathroom.

Externally, the property benefits from a beautifully secluded rear garden which is an ideal sun trap for relaxing or entertaining. At the front, there is off-road parking.

Additional advantages include double glazing, gas central heating throughout, garage, off road parking and NO ONWARD CHAIN.

Located in a highly sought-after area, the home provides easy access to a wide range of local shops, amenities, and recreational facilities. Westbourne High Street is nearby, and the beach and picturesque Meyrick Park are just a short walk away.

An internal viewing is highly recommended to fully appreciate all that this superb home has to offer. Early viewing is advised to avoid disappointment.

## FEATURES & SPECIFICATIONS

- SPACIOUS AND ATTRACTIVE TOWN HOUSE
- FOUR BEDROOMS
- LARGE L-SHAPED LOUNGE / DINER
- TWO BATHROOMS PLUS SEPARATE WC
- STUNNING PRIVATE AND SECLUDED REAR GARDEN
- OFF ROAD PARKING & GARAGE
- NO FORWARD CHAIN
- HIGHLY SOUGHT AFTER LOCATION
- ACCOMMODATION PRESENTED OVER THREE FLOORS

## Approximate Gross Internal Area 1575 sq ft - 147 sq m

Ground Floor Area 525 sq ft - 49 sq m

First Floor Area 525 sq ft - 49 sq m

Second Floor Area 525 sq ft - 49 sq m



Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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