



Q Quinn & Co
ESTATE AND LETTING AGENTS

Firbank Road, Bournemouth

- Character detached house
- Three double bedrooms
- Two reception rooms
- Off road parking for 3 cars

£485,000

EPC Rating 'D'



1 Firbank Road, Bournemouth, BH9 1EL



Property Description

A characterful three double bedroom detached family home with two reception rooms, ample off-road parking for three vehicles and a beautifully maintained 77ft private rear garden, situated in a highly convenient location close to local shops, schools, bus routes and a wide range of amenities. Offered for sale with no forward chain.

An entrance porch leads into a welcoming hallway featuring attractive herringbone wood block flooring. Off the hallway is a useful ground floor shower room with WC. The bright and spacious lounge enjoys a box bay window allowing an abundance of natural light to flood the room and features an attractive fireplace as its focal point. An opening leads through to the dining room, which provides ample space for a large dining table and chairs, with sliding patio doors opening into the conservatory.





The conservatory is a delightful additional reception room overlooking the colourful rear garden, with two fully opening windows and a door providing direct access to the patio. The kitchen offers a comprehensive range of storage cupboards together with space for all the necessary appliances, as well as a fitted double oven and gas hob. An opening from the kitchen also provides access into the conservatory.



On the first floor are three generously proportioned double bedrooms. Bedroom two benefits from fitted wardrobes and enjoys pleasant views over the rear garden. The family bathroom is fitted with a bath and shower over, while a separate WC completes the first-floor accommodation. The landing features a side aspect sash window and access, via a drop-down ladder, to a boarded loft. Bedrooms two and three also retain attractive sash windows.

Externally, the front garden provides off-road parking for three vehicles, together with additional secure space behind gates, ideal for a small boat or trailer.



The private rear garden is a particular highlight of the property, extending to approximately 77ft. A patio adjoins the rear of the house, with the remainder laid mainly to lawn and beautifully stocked with an extensive variety of mature shrubs, flowers and a productive vegetable plot. At the far end of the garden is an impressive 17ft x 12ft timber outbuilding incorporating a bar area, complemented by an adjoining patio with pergola, creating the perfect space for summer barbecues or relaxing with family and friends.

Further benefits include replacement eco double glazing installed this year and a gas-fired boiler replaced just over two years ago.

Council Tax Band C.

No forward chain.



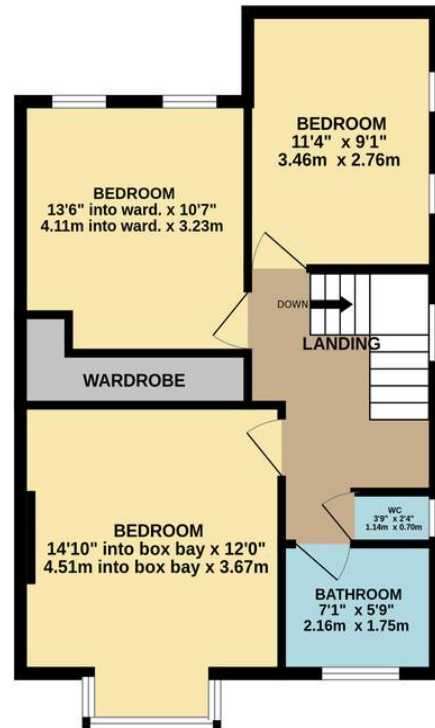




GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.2 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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