



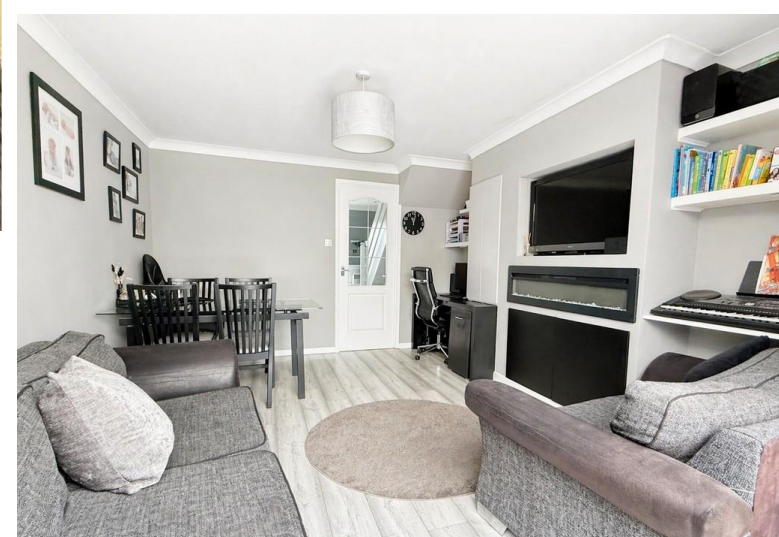
Q Quinn & Co
ESTATE AND LETTING AGENTS

Tarrant Road, Muscliff, Bournemouth

- Two double bedrooms
- Two allocated parking spaces
- Popular location
- Well maintained rear garden

**Offers in excess of
£275,000
EPC Rating 'C'**





Property Description

A well-presented two double bedroom terraced home, ideally situated in the highly sought-after area of Muscliff, Bournemouth.

This attractive property benefits from two allocated parking spaces, one conveniently located directly outside the front of the house, with an additional space in a nearby block. The accommodation is thoughtfully arranged, featuring a lounge/diner complete with a stylish media wall and useful adjoining storage. From here, the living space flows seamlessly into a bright conservatory, which provides direct access to the rear garden.

The kitchen is well-equipped with a built-in oven and gas hob, along with space for a fridge/freezer, washing machine, and tumble dryer, making it both practical and functional.



Upstairs, the property offers two generous double bedrooms. The second bedroom benefits from a fitted wardrobe and an additional storage cupboard. A contemporary, modern bathroom completes the first floor, featuring a shower over the bath.

Externally, the rear garden is mainly laid to lawn with a patio area and a useful storage shed at the far end, offering an ideal outdoor space for families.

Further benefits include UPVC double glazing and gas-fired central heating.

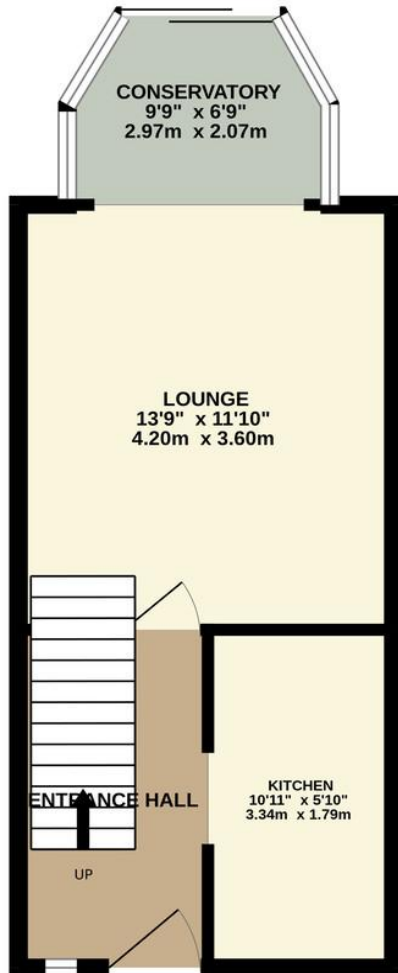
The property is superbly located within close proximity to Muscliff Park, scenic river and countryside walks, as well as the highly regarded Muscliff and Epiphany schools, making it an excellent choice for families and professionals alike.



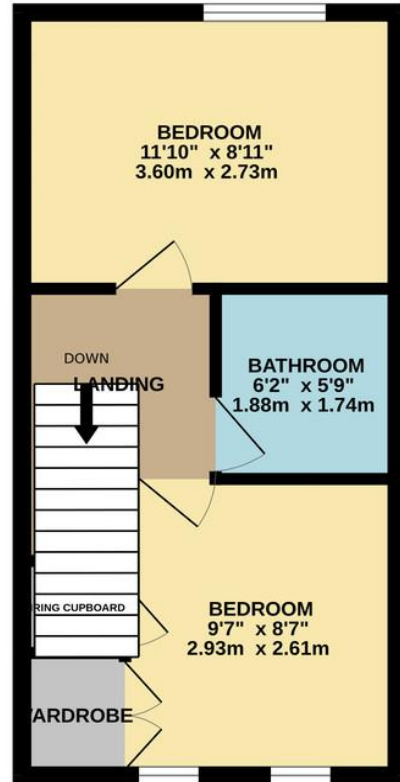


Additional parking space

GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.6 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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