



Q Quinn & Co
ESTATE AND LETTING AGENTS

Acland Road, Bournemouth

- First floor flat
- Share of freehold
- Own entrance
- Private Rear Garden with decking

£176,000

EPC Rating 'C'





Property Description

One Double Bedroom First Floor Flat with Garden – Share of Freehold

Situated in a convenient location within easy reach of both Winton and Charminster, this well-presented one double bedroom first floor flat offers a fantastic opportunity for first-time buyers or investors alike.

Benefitting from its own private entrance, the property boasts a spacious layout and excellent features throughout, including gas-fired central heating, UPVC double glazing, and a large loft space ideal for storage or potential future conversion (subject to permissions).

The bright double bedroom and well-appointed kitchen both enjoy rooftop views, adding to the sense of space and light. To the rear, the property offers a private garden with a mix of decking and lawn, perfect for relaxing or entertaining.



Further benefits include a share of freehold, no forward chain, EPC rating C, and a low council tax band A, making this a cost-effective and appealing home.

Key Features:

One double bedroom

First floor with own entrance

Share of freehold

Private rear garden with decking and lawn

Loft space

Gas central heating & UPVC double glazing

Rooftop views from bedroom and kitchen

No forward chain

Council Tax Band A

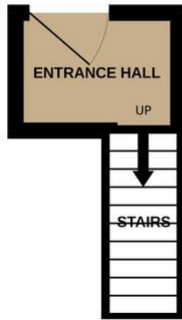
EPC Rating: C

Early viewing is highly recommended to appreciate all this property has to offer.

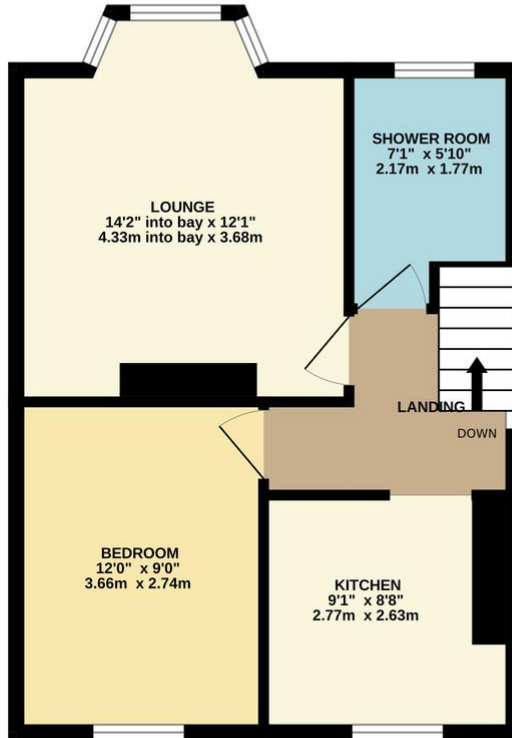




GROUND FLOOR
42 sq.ft. (3.9 sq.m.) approx.



FIRST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 475 sq.ft. (44.1 sq.m.) approx.

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413-415 Charminster
Road
Bournemouth
Dorset
BH8 9QT

www.quinnandco.co.uk
sales@quinnandco.co.uk
01202 512299

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