



## Rutland Road, Bournemouth

- Very well presented detached house
- Spacious lounge/diner
- Downstairs WC
- Modernised throughout

**£425,000**

EPC Rating 'C'





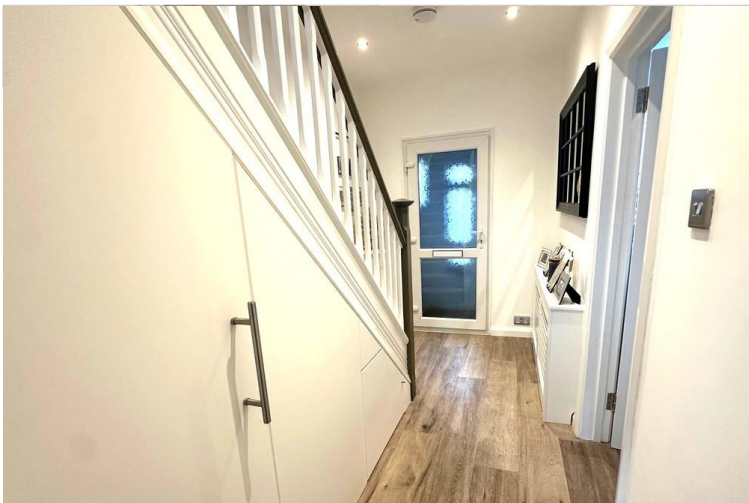


## Property Description

Beautifully presented and thoughtfully modernised, this attractive three-bedroom detached home offers stylish, low-maintenance living with well-proportioned accommodation throughout.

The generous lounge/diner provides an excellent space for both relaxing and entertaining, featuring a charming bay window complemented by contemporary shutters. The modern kitchen offers ample storage and worktop space, complete with a built-in oven and induction hob, and flows seamlessly into a highly versatile sun room/study - ideal for home working or additional living space.

Practical touches include a modern downstairs WC with storage, while hard flooring runs throughout both the ground and first floors, creating a sleek and cohesive feel.





Upstairs, there are three well-proportioned bedrooms alongside a modern family bathroom. The principal bedroom benefits from a full-length fitted wardrobe and a further bay window with shutters, adding both character and functionality.

Outside, the southerly facing rear garden is mainly laid to lawn and enjoys raised vegetable beds, a greenhouse and shed - perfect for keen gardeners. To the front, the property offers convenient off-road parking.

The property has the benefit of a new roof installed in 2022.

Offered with no forward chain, this superb home must be viewed to be fully appreciated.

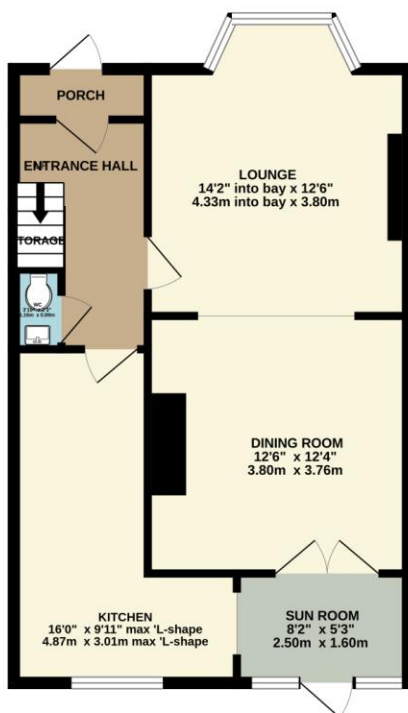




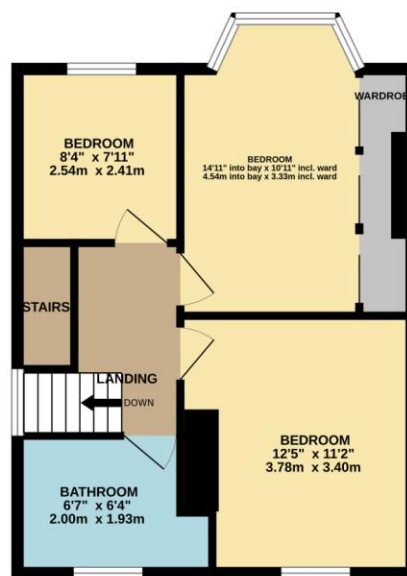




GROUND FLOOR



1ST FLOOR



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