



QQuinn & Co
ESTATE AND LETTING AGENTS

Rutland Road, Bournemouth

- Two bedroom semi-detached house
- Close to schools
- Driveway providing off road parking
- Generous size low maintenance rear garden

£299,950

EPC Rating 'TBC'



54 Rutland Road, Bournemouth, BH9 1EP



Property Description

A well-presented two-bedroom semi-detached home, ideally located within close proximity to a range of highly regarded local schools including Queens Park, St. Walburga's and Grammar School. The property benefits from a driveway providing off-road parking and a generous, low-maintenance rear garden complete with a garden shed.

The accommodation briefly comprises a welcoming lounge and a kitchen/breakfast room to the ground floor. To the first floor are two bedrooms, the second bedroom has a built-in wardrobe, and a family bathroom fitted with a shower over the bath completes the accommodation. This attractive home offers comfortable and practical living space and would make an ideal first-time purchase.

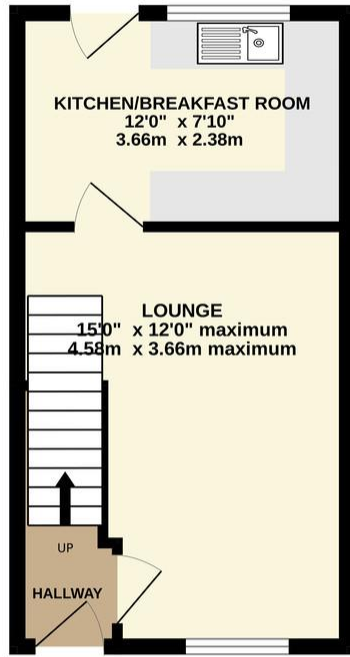
Council tax - band C.



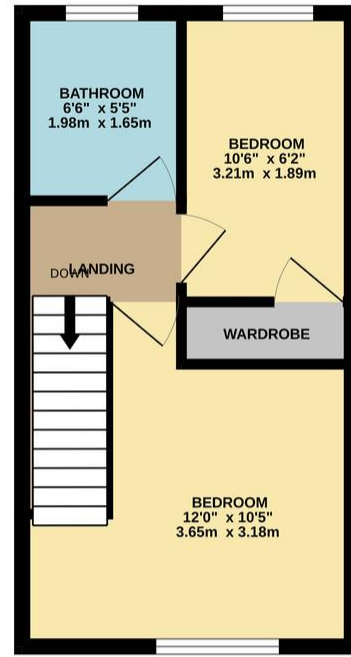




GROUND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TWO BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 554 sq.ft. (51.5 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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