



34 RUTLAND ROAD
BOURNEMOUTH
Dorset, BH9 1EQ

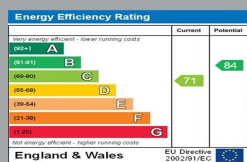


£1,750 PCM

[goadsby.com](https://www.goadsby.com)

DELIGHTFUL THREE BEDROOM, TWO RECEPTION DETACHED FAMILY HOUSE IN RESIDENTIAL LOCATION

- Three Bedroom House
- Offered Unfurnished
- Recently Re-decorated
- Spacious With Two Receptions
- EPC Rating: Band C



Reference: 1213188

Deposit Amount: £2019

Council Tax: Band C

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Not included

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

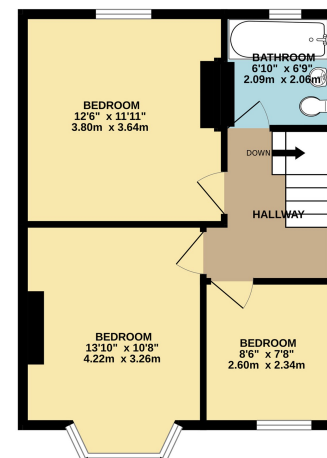
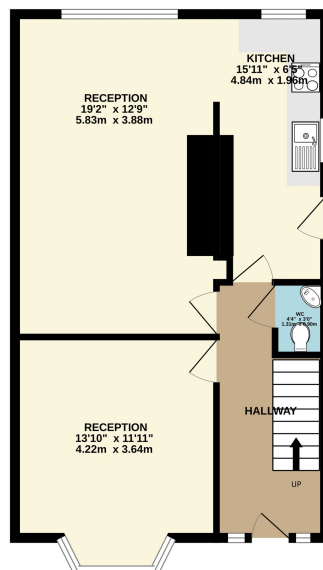
Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



This three bedroom detached family house is located on Rutland Road, the property is well positioned close to amenities on Charminster high street, as well as main bus routes, and also within good school catchments and in close proximity to the Bournemouth grammar schools. On the ground floor there is a main living space at the front of the house, as well as a semi-open kitchen/living/dining space at the rear. There is access to the rear garden from the kitchen and side gate access from the front of the house, in addition there is a w/c on the ground floor. Upstairs are three double bedrooms, all serviced by the main family bathroom. Please note parking is on the street, and the property is offered on an unfurnished basis.

GROUND FLOOR

1ST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix i2026

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches, in the event of a sale. Should your offer on this property be accepted, a Buyer Compliance Administration Fee of £42 including VAT per purchaser will be payable. This fee covers the cost of the identity verification and compliance checks that we are required to undertake under UK Anti-Money Laundering Regulations before the transaction can proceed and is non refundable.

Goadsby & Harding (Residential) Ltd

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