



Q Quinn & Co
ESTATE AND LETTING AGENTS

Gerald Road, Bournemouth

- Great opportunity
- Home & income
- 6/7 bedroom property + studio flat/annexe
- Flexible accommodation

Offers Over £650,000





Property Description

Great opportunity to acquire a unique 6/7 bedroom property with an additional self contained studio flat/annexe which has a private entrance, separate gas & electric meters and council tax. Located in the very convenient & sought after location of 'BH3'.

'2 Gerald Road' The main residence accommodation comprises of a porch, spacious entrance hall, lounge with high ceiling and access to the rear garden. The modern kitchen/diner also offers access to the garden and has plenty of storage cupboards and space for all the normal appliances, a modern boiler is also housed in one of the cupboards. On the first floor there are 4 bedrooms plus a study/bedroom and luxury bathroom with a separate shower cubicle. Finally on the top floor, there are two further bedrooms, eaves storage and a shower room.

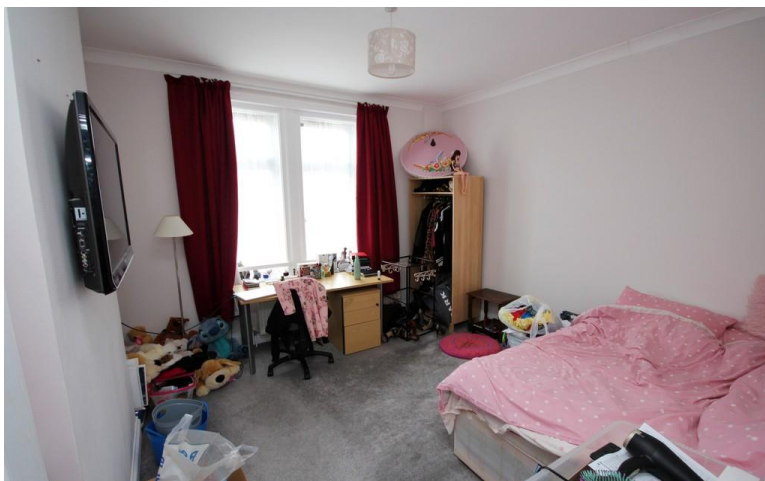
The rear garden is fully enclosed with a patio area, mainly laid to lawn with shrubs to borders, garden shed with extended roof covering, outside power points, side access gate, bounded by fencing.



'2a Gerald Road' The studio flat/annexe is currently let for £595 per calendar month.

The private entrance is located at the front of the building and enjoys a private enclosed front garden. The gas and electric are on separate meters to main residence and council tax is also separate. The accommodation comprises of a studio/living room, bathroom and modern kitchen with space for appliances and wall modern boiler.

The property is well maintained and viewings are highly recommended.







Studio/Annexe

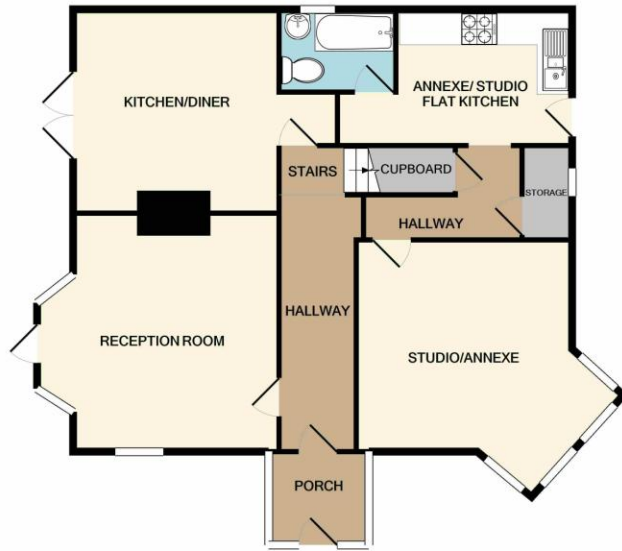


Studio/Annexe kitchen



Main residence garden



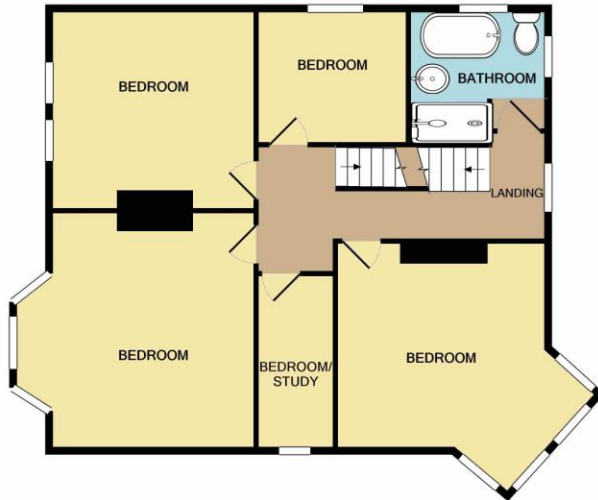


GROUND FLOOR
APPROX. FLOOR
AREA 928 SQ.FT.
(86.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)
TOTAL APPROX. FLOOR AREA 2165 SQ.FT. (201.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 884 SQ.FT.
(82.1 SQ.M.)

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