



house & son

Kemp Road

Bournemouth, BH9 2PW

£325,000

- Detached House
- Modern Fitted Kitchen
- Three Bedrooms
- En-Suite Shower Room and Family Bathroom
- Gas Central Heating and UPVC Double Glazing
- Herringbone Oak Floor
- Private Rear Garden
- No Forward Chain



HOUSE AND SON

House and Son are delighted to be able to offer for sale this much improved detached house. Features include herringbone oak floor throughout the ground floor, modern fitted kitchen with integrated oven and hob, en-suite shower room to master bedroom, modern family bathroom, pine stripped doors and matching skirting boards with contemporary décor. Other benefits include private rear garden, brick built store/utility with potential to convert to an office and no forward chain. The property is situated within minutes walk to Winton high street, facilities and regular bus routes. Popular schools and Bournemouth University are within close proximity.

ENTRANCE HALL

UPVC double glazed door to

LIVING/DINING ROOM

25' 5 into bay" x 13' 0" (7.75m x 3.96m)

Exposed brick feature wall with matching plinths. Radiator, UPVC double glazed bay window to front, carefully crafted herringbone oak floor. Coved ceiling. Dining area: UPVC double glazed window to rear, understair storage, stairs to first floor. Radiator.

KITCHEN

11' 10" x 7' 10" (3.61m x 2.39m)

One and quarter bowl single drainer sink unit, inset butchers block style work surface with Ivory Lace high gloss finish base units with range of drawers, space and plumbing for washing machine or dishwasher. "Bosch" stainless steel

effect electric oven, four ring gas hob, range of matching wall mounted units incorporating extractor hood, space for fridge/freezer, under pelmet lighting. Wall mounted Viessman gas fired combination boiler, tiled splashback. UPVC double glazed windows to side and rear, UPVC double glazed door to rear garden.

STAIRS TO FIRST FLOOR LANDING

Radiator, hatch to loft, built in cupboard with hanging and shelving.

BEDROOM ONE

13' 5 into bay" x 9' 4 plus recess and built in wardrobe" (4.09m x 2.84m)

Radiator, UPVC double glazed window to front.

EN-SUITE SHOWER ROOM

White suite comprises walk in cubicle with built in shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan. UPVC double glazed frosted window to front.

BEDROOM TWO

9' 2" x 7' 10" (2.79m x 2.39m)

UPVC double glazed window to side. Radiator.

BEDROOM THREE

7' 5" x 6' 1" (2.26m x 1.85m)

UPVC double glazed window to rear. Radiator.

BATHROOM

White suite comprises panelled bath with mixer tap and built in shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, UPVC double glazed frosted window to side.

OUTSIDE FRONT GARDEN

Easy maintenance front garden. Timber side gate from front leads to

REAR GARDEN

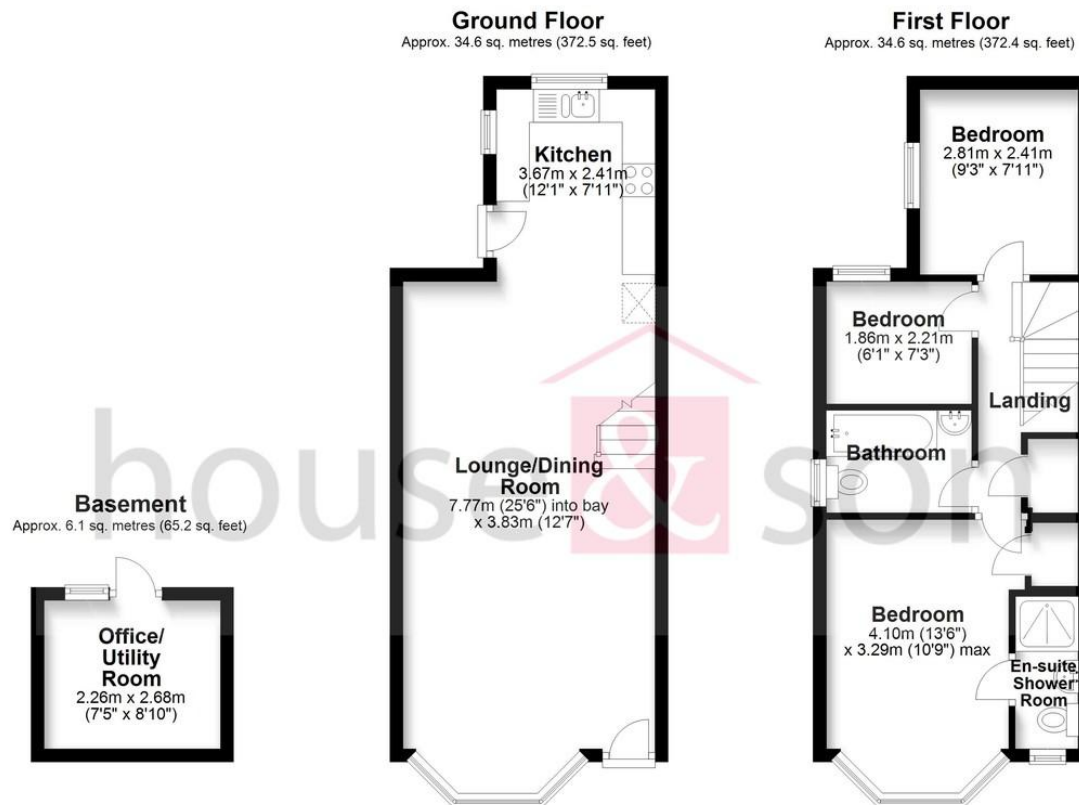
Hardstanding area, outside tap, steps lead to garden which is mainly laid to lawn with mature hedging and various shrubs and feature palm tree. Further patio area with timber summer house, pergola providing ideal secluded seating area.

BRICK STORE/UTILITY

8' 8" x 7' 4" (2.64m x 2.24m)

Space and plumbing for washing machine and additional electrical appliances, power and light, window. Potential to convert to study/office.





Total area: approx. 75.3 sq. metres (810.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

11, Kemp Road BOURNEMOUTH BH9 2PW	Energy rating D
Valid until 27 March 2028	Certificate number 2088-0079-6217-6208-3914

OFFICE

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