

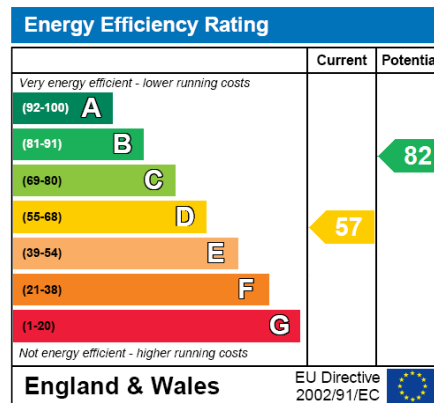


East Howe Lane, Bournemouth, Dorset

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Asking Price: £350,000

Corbin & Co are delighted to offer for sale this substantial semi-detached family home which offers flexible and versatile accommodation, spread over three floors currently comprising of large porch with separate cloakroom, two good sized reception rooms, downstairs WC, modern fitted kitchen with space for standing fridge/freezer, conservatory, family bathroom, three bedrooms, two loft rooms, ample storage, private and secluded front and rear garden. Situated in a popular residential location in BH10, Kinson, Bournemouth. A short car journey from Kinson, with its array of local shops, supermarket, coffee shops, leisure centre and library. Buses are also close by with routes into Bournemouth & Poole Town Centres. Local shops are located on East howe lane with local schools for all ages within easy reach. The ground floor offers a good sized porch with separate cloakroom, downstairs WC with large store area and worktop space by the rear door. The kitchen offers an array of storage units and worktop space, it also offers direct access through into the dining room. The spacious lounge and dining room are flooded in natural light from the double glazed windows and sliding doors giving you access into the large conservatory and secluded front garden. Upstairs the landing leads to all of the first floor accommodation, which comprises of two very good-sized double bedroom and a single room all with built in cupboard space. These are serviced by a modern family bathroom. The second floor consists of two light and spacious loft rooms with a lot of accessible storage space. The sloping rear garden is a nice sized private and secluded space to enjoy the outdoors. To book an appointment to view please call us on 01202 519761



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Porch

Front door opens into the porch which has doors leading into the entrance hall and rear garden. There is a large storage room which is ideal for outdoor jackets and shoes.

Entrance Hall

Front door opens into the entrance hall which has doors leading to all principal rooms and stairs rising up to the first floor. There is a store and extra storage cupboard.

Kitchen

The kitchen comprises of a range of cream shaker style wall and base units with complimenting work surfaces over, tiled splash backs, inset sink unit, space for freestanding cooker with cooker hood over, dishwasher, washing machine and space for an upright fridge/freezer. A door leads through to the dining room.

Dining Room

This space can be tailored to individual needs, previously used as a dining area with space for table and chairs. The dining room has an archway leading into lounge area. A large uPVC double glazed window looks out to the front aspect.

Lounge

A spacious room with uPVC double glazed windows to the side aspect and sliding doors leading to the conservatory which floods the room in natural light.

Conservatory

Large conservatory with laminate flooring and uPVC double glazed windows to the side and front aspects. Double doors leading out to the front garden.

Landing

Stairs rise up from the ground floor, doors lead to all of the first floor accommodation.

Bedroom one

This nice sized double bedroom is positioned at the front of the property, and benefits from a uPVC double glazed window which looks out over the front garden.

Bedroom two

Another nice sized double bedroom with a large uPVC double glazed window looking out to the front aspect.

Bedroom three

A single bedroom with a uPVC double glazed window to the rear aspect. Stairs rise up to the third floor loft rooms.

Bathroom

Bathroom is fitted with a classic white suite comprising of a bath with mixer taps and wall mounted shower attachment over, pedestal hand basin and WC. Tiled walls and floor, ladder style heated towel rail and a uPVC double glazed opaque window to the side aspect.

Loft room

This space can be tailored to individual needs, previously used as a dressing room.

Loft

This space can be tailored to individual needs, could be used as a bedroom/hobbies/home office.

Front Garden

Front garden is mainly laid to lawn with mature shrubs, trees and a paved pathway leading down to the front door. The front garden also has a Patio area that surrounds the conservatory.

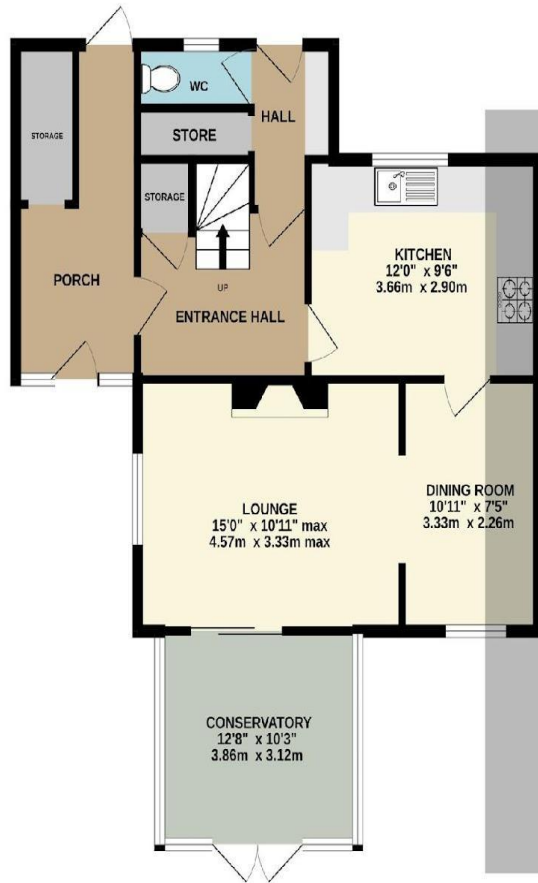
Rear garden

The sloping rear garden is a really good size, mainly laid to lawn with a paved pathway leading down the garden. This is the perfect space to enjoy the outdoors.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

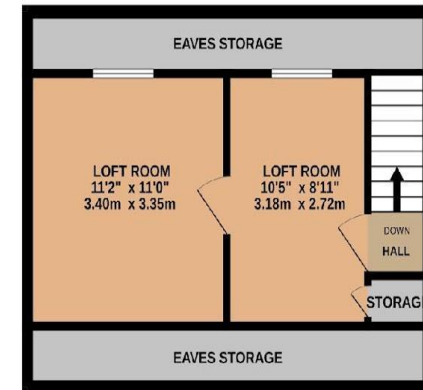
GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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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