



Wavell Road, Bournemouth, Dorset

3 2 1

Asking Price £300,000  
(Offers In Excess Of)



NO FORWARD CHAIN - Corbin & Co are delighted to offer for sale this spacious three bedroom semi-detached house which is offered with no forward chain. Located in a popular residential location in BH11 close to local shops, buses and schools. Kinson High Street is within easy reach with its array of shops, eateries, supermarket, & leisure centre. Entering into the welcoming entrance hall, stairs rise up to the first floor landing, there is an under stair storage cupboard, and doors leading to all of the ground floor accommodation. A nice sized lounge is positioned towards the front of the property with a large uPVC double glazed bay window. There is a central focal point fireplace with space for an inset fire. Glazed double doors lead into the kitchen/diner. At the heart of this home is the light and airy kitchen/diner which runs the whole width of the property. There is a range of wall and base units with contrasting work surfaces over, tiled splash backs and inset stainless steel sink with swan neck mixer taps over. Space for fridge, freezer and freestanding cooker, space and plumbing for a washing machine. uPVC double glazed window looks out to the side aspect, and uPVC double glazed sliding doors open out onto a timber decking area and garden beyond. Off from the kitchen is a lobby with doors to a ground floor WC, storage, and car port to the side. Climbing the stairs to the first floor you are greeted by a wide hallway which has doors to all rooms and a uPVC double glazed window to the side aspect. The main bedroom is located at the front of the property and looks out via a large uPVC double glazed bay window. There is a range of fitted wardrobes and airing cupboard. The second bedroom is a nice sized double also with fitted wardrobes and looks out to the rear via a uPVC double glazed window. The third bedroom is a generous double sized room and looks out over the front garden via a uPVC double glazed window. These are serviced by a family bathroom fitted with a white suite comprising of a bath with mixer taps and shower over, glazed shower screen, pedestal hand basin, and WC. a uPVC opaque double glazed window looks out to the rear aspect. At the front of the property the garden is laid to artificial lawn for ease of maintenance with a driveway providing off road parking, and access to car port and single detached garage. The rear garden is also laid to artificial lawn for ease of maintenance, there is a patio area and a timber decking area abutting the rear of the property. A garden store/workshop is accessible via a personal door and has a opening through to the garage. To book an appointment to view please call us on 01202 519761.

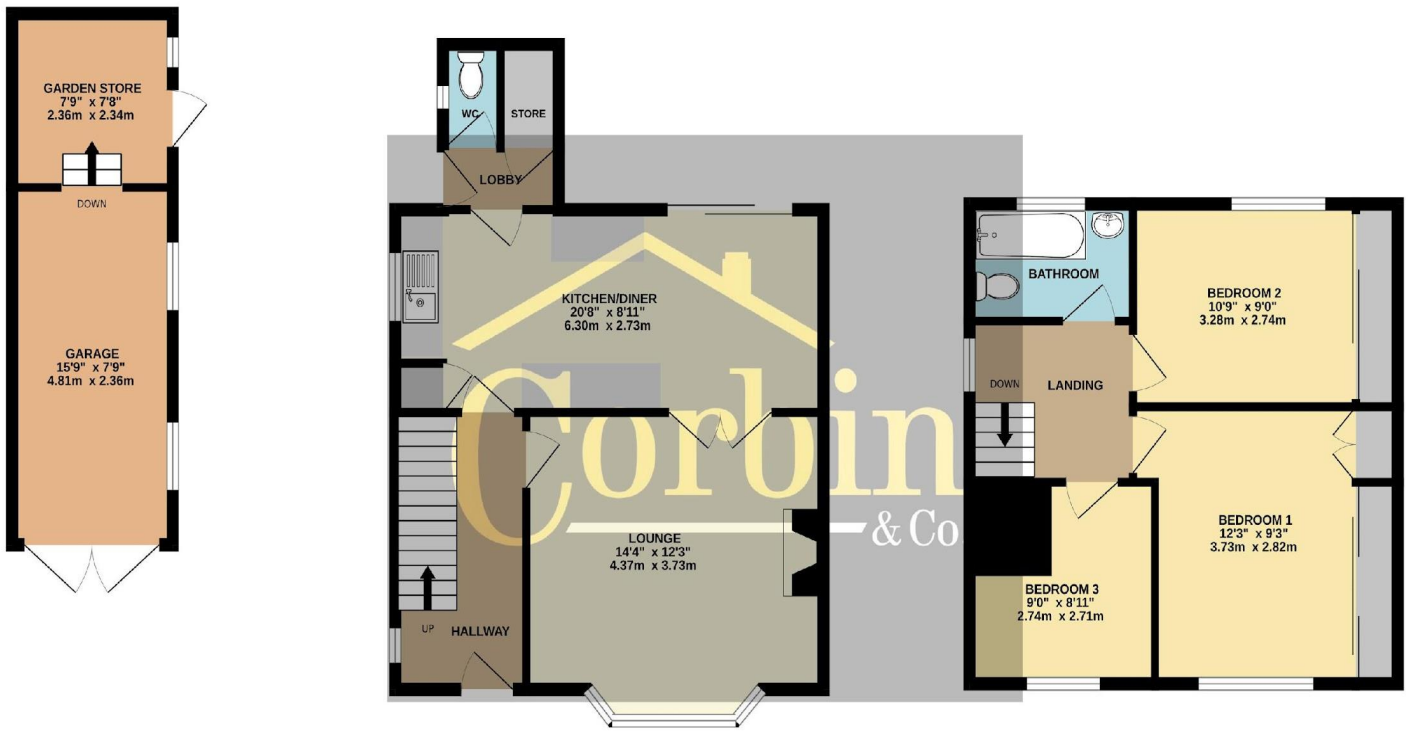




OUTBUILDINGS NOT SHOWN  
IN POSITION  
182 sq.ft. (16.9 sq.m.) approx.

GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

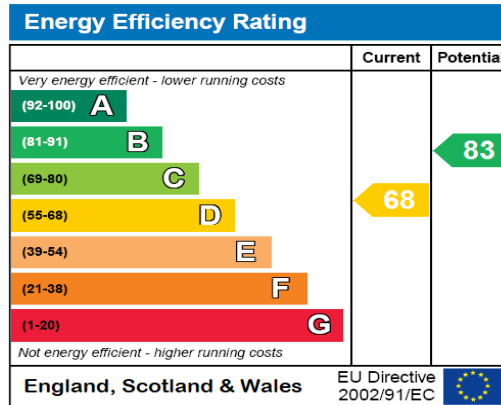


TOTAL FLOOR AREA: 1087 sq.ft. (100.9 sq.m.) approx.

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.  
Made with Metropix ©2023

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



## 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.

## OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

01202 519761

Corbin & Co, 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB

sales@corbinandco.com

