



Weymans Avenue, Kinson, Dorset

£380,000



Weymans Avenue, Kinson, Dorset

Key Features & Description

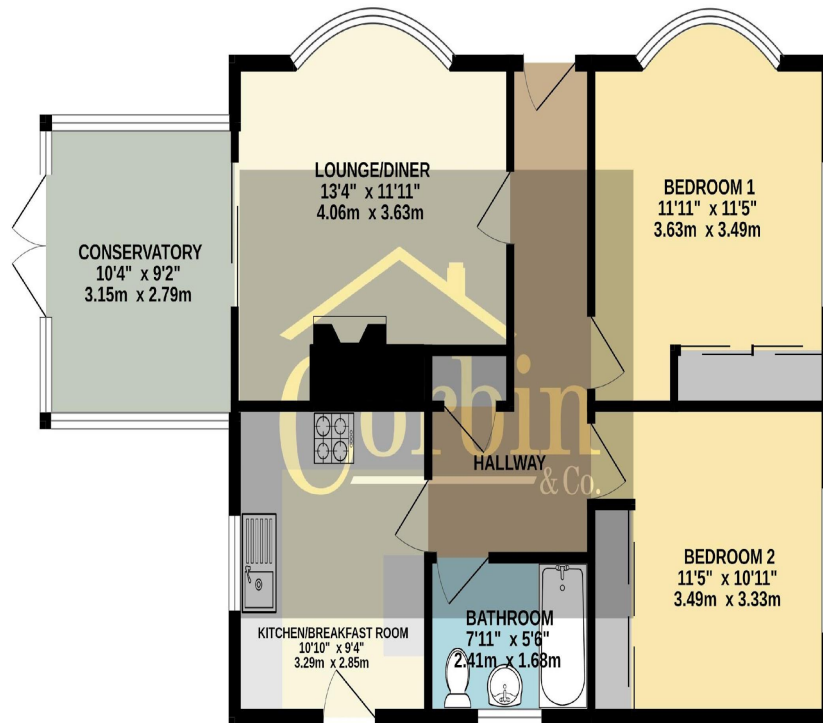
- > AN ATTRACTIVE DETACHED BUNGALOW SITUATED ON A CORNER PLOT
- > FLAT WALKING DISTANCE TO LOCAL SHOPS, LEISURE CENTRE, BUSES, & AMENITIES
- > OFF ROAD PARKING FOR A NUMBER OF VEHICLES
- > LIGHT AND AIRY KITCHEN/BREAKFAST ROOM OVERLOOKING REAR GARDEN
- > LOUNGE/DINER WITH BAY WINDOW AND FEATURE FIREPLACE
- > LARGE CONSERVATORY WITH FRENCH DOORS OPENING ONTO GARDEN
- > TWO DOUBLE BEDROOMS BOTH WITH BUILT IN WARDROBES
- > SECLUDED REAR GARDEN

Corbin & Co are delighted to offer for sale this attractive two double bedroom detached bungalow which occupies a sought after corner plot location in BH10, Kinson, Bournemouth with ample off road parking, generous secluded rear garden, and within easy reach of local shops, amenities, buses, leisure centre, buses and walks. The accommodation consists of a spacious entrance hall, lounge/diner, large conservatory, kitchen/breakfast room, two double bedrooms serviced by family bathroom. Should you need more space there is room to extend to the rear or into the roof subject to local permissions. Approaching the property from Weymans Avenue this attractive home is located on a corner plot with Glendon Avenue. A gravelled driveway provides ample off road parking for a number of vehicles, with gated access through to the rear garden. A uPVC double glazed front door opens into the welcoming entrance hall which has doors leading to all principal rooms. A lounge/diner is positioned towards the front of the property with a feature uPVC double glazed bay window and focal point stone fireplace and hearth with inset gas fire, uPVC double glazed sliding doors lead into the conservatory which enjoys views out over the garden. The conservatory has a brick built dwarf wall and uPVC construction valued ceiling with French doors opening onto a timber decking area. The kitchen/breakfast room overlooks the rear garden via a uPVC double glazed window with a uPVC double glazed door providing access out to the side of the property. There is a range of wall and base units with contrasting work surfaces over, tiled splash backs and inset stainless steel single bowl sink unit with mixer taps over and drainer. Integrated oven with four ring gas hob and stainless steel cooker hood over. There is space and plumbing for a washing machine and dishwasher. The main bedroom enjoys a delightful dual aspect with a uPVC double glazed window to the side aspect and a feature uPVC double glazed bay window to the front aspect. There are built in full height wardrobes with sliding mirrored doors. The second bedroom is a spacious double bedroom with a uPVC double glazed window to the side aspect and built in full height wardrobes with sliding mirrored doors. These are serviced by a family bathroom with a classic white suite comprising of a bath with shower over, pedestal hand basin, and WC, part tiled walls and a uPVC opaque double glazed window to the rear aspect. The secluded and private rear garden is a lovely sized space to relax and enjoy the outdoors, a timber decking area abuts the rear of the property with the remainder laid to lawn and established flower bed borders. To book an appointment to view please call us on 01202 519761.





GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.




TOTAL FLOOR AREA : 747 sq.ft. (69.4 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 is given 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



01202 519761



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



sales@corbinandco.com

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.