



Youngs Road, Bournemouth, Dorset

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Asking Price £325,000



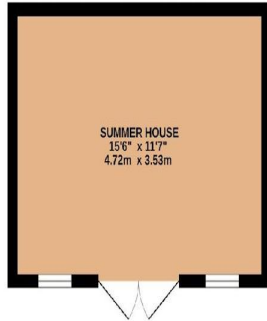
Corbin & Co are delighted to offer for sale this spacious, extended two double bedroom semi-detached home, with off road parking, two reception rooms, large kitchen/breakfast room, secluded rear garden, summer house with lighting and power. Situated on a quiet residential street in a popular location in BH11, close to local shops, supermarkets, excellent transport links & bus services, and schools for all ages. Approaching the property from the road, this home has real kerb appeal. The frontage is laid to gravel and a block paved driveway providing off road parking for a number of vehicles. A uPVC double glazed front door opens into the entrance porch, ideal for outdoor shoes and jackets, a uPVC double glazed window looks out to the front aspect, while a uPVC double glazed door opens into the entrance hall. From here stairs rise up to the first floor, there is a useful under stair storage cupboard and a doorway leading through to the kitchen/breakfast room. This fantastic sized space has been extended to create a wonderful kitchen/breakfast room at the heart of this home. There is a range of storage cupboards and ample worktop space, a uPVC double glazed window looks out over the garden, while a uPVC double glazed door leads out onto the garden. The dual aspect kitchen is flooded in natural light from the uPVC double glazed window to the front aspect and uPVC double glazed french doors to the rear aspect. A focal point fireplace has space for an electric fire. The dining room is accessible from the kitchen and has a uPVC double glazed window and door to the front aspect, this space can be tailored to individual needs. Upstairs are two double bedrooms, the main bedroom has a range of fitted wardrobes and a uPVC double glazed window looking out over the rear garden, while the second bedroom enjoys an outlook via a uPVC double glazed window to the front aspect. These are serviced by a family bathroom and separate WC. The secluded rear garden provides the perfect spot to enjoy the outdoors, mainly laid to lawn with a formal patio area abutting the rear of the property with space for outdoor entertaining or al fresco dining. A paved pathway runs down the garden to a timber summer house which benefits from lighting and power. To Book an appointment to view please call us on 01202 519761.







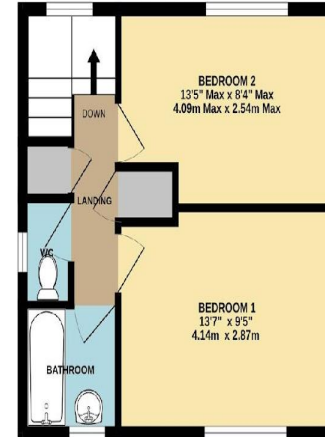
OUTBUILDING NOT SHOWN IN POSITION
180 sq.ft. (16.7 sq.m.) approx.



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 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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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.



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