

Horsham Avenue, Bournemouth, Dorset

Asking Price £325,000 (Guide Price)



Corbin & Co are pleased to present for sale this spacious three-bedroom, two-reception room detached family home, offering ample accommodation throughout. Located in a sought-after residential area, the property is within walking distance of local amenities, shops, a leisure centre, schools for all ages, and main bus routes to Bournemouth and Poole Town Centres. While the home requires cosmetic updating, it holds immense potential for customization to suit personal tastes.

The property features a secluded front garden, screened by mature hedging, and double gates leading to a driveway that provides off-road parking. There is also potential for additional parking at the front if needed.

Upon entering, the entrance hall provides access to all ground floor rooms and stairs to the first floor. The large lounge at the front features a bay window, while the separate dining room at the rear offers a view of the garden. The kitchen, also at the rear, provides access to the garden. Upstairs, the landing leads to two spacious double bedrooms, a single bedroom, and a family bathroom. The rear garden is a private retreat, mainly laid to lawn and enclosed by timber fencing.

The area boasts a range of local amenities, including a library, Pelham's leisure centre with an indoor swimming pool, and local playing fields, all within walking distance. Kinson, located to the north of Bournemouth Town Centre, benefits from various independent shops, a Tesco supermarket, and a Costa Coffee, which have enhanced the area's appeal. To book a viewing, please call us on 01202 519761.



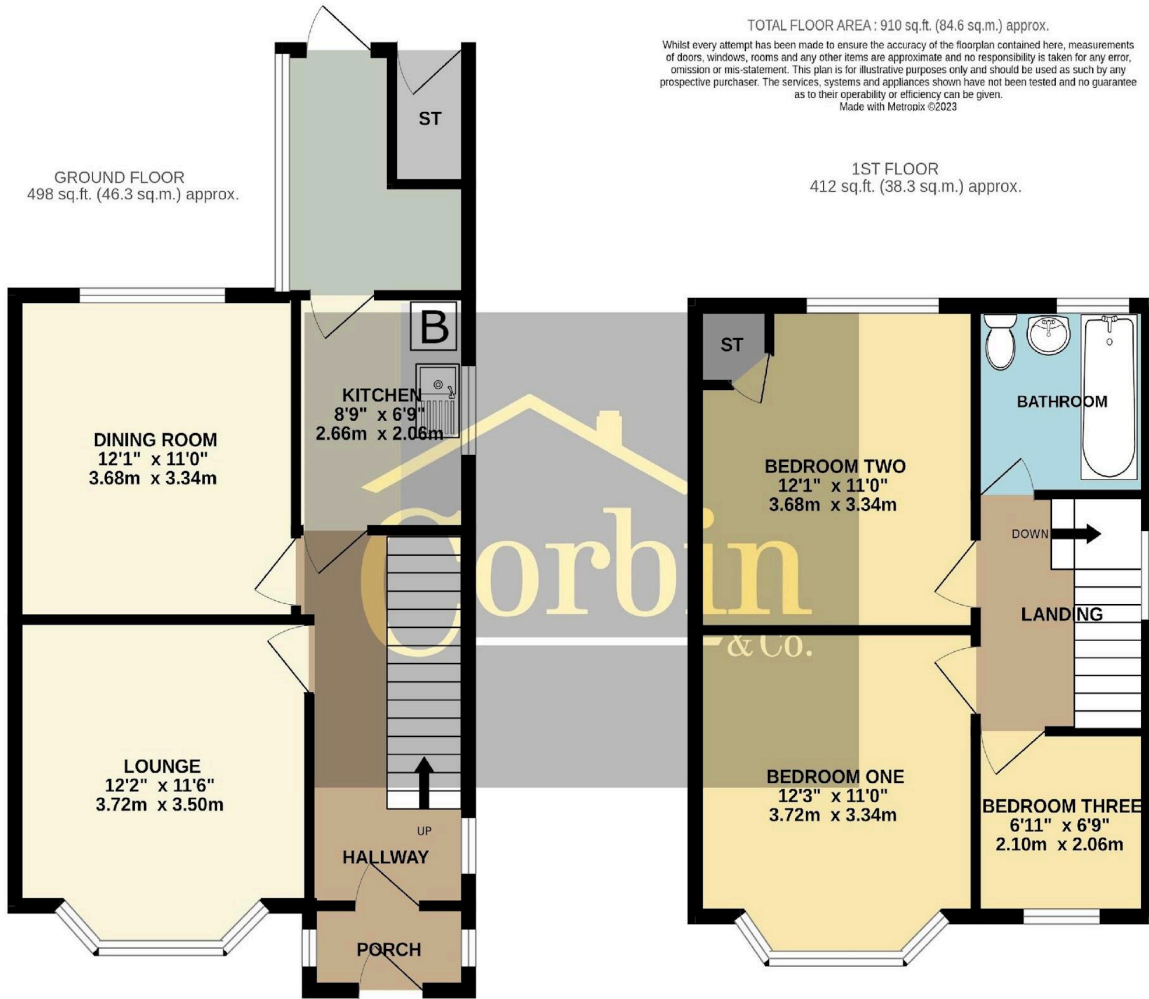


TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.

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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GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		61	78
		EU Directive 2002/91/EC	

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

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