



Corbin  
& Co.



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Montgomery Avenue, Bournemouth, Dorset

3 2 1

Asking Price £370,000



Corbin & Co are pleased to introduce this tastefully decorated, semi-detached house on Montgomery Avenue, located in the desirable area of Kinson, Bournemouth. With its charming allure and the potential for future expansion or a conservatory (subject to planning permission), this property is simply captivating. Upon arrival, you'll be greeted by a spacious front drive, adorned with low maintenance block paving, offering ample space for three vehicles. Alternatively, unrestricted on-street parking is also readily available.

The inviting main entrance welcomes you into a beautifully designed open plan lounge and dining room, boasting abundant natural light and a seamless flow towards the large kitchen. The open plan living and dining area is an impressive space, complemented by a sliding patio door granting access to the magnificent rear garden. Gather around a generously sized dining table while basking in the copious amounts of light that suffuse the room. Adjacent to the dining area, an archway leads you to the spacious kitchen, well-equipped with base and wall units and integrated appliances. A separate door in the kitchen beckons you to explore the outdoor haven.

As you venture upstairs, you will find three double bedrooms. Two of these bedrooms are endowed with built-in wardrobes, enhancing both functionality and style. Additionally, there is a family bathroom comprising a bath/shower, sink unit, and WC. To cater to your storage needs, the loft area is partially boarded and easily accessible via fitted loft ladders. Situated on a vast plot, the impressive garden bestows numerous delights. A generously sized patio area sets the stage for seamless indoor/outdoor entertaining.

The rest of the garden presents a perfectly manicured lawn, enhancing the overall beauty. Furthermore, you will discover two versatile brick-built outbuildings, one of which has an electricity supply. At the rear, a covered timber decking area provides an idyllic spot for al-fresco dining or outdoor gatherings. The property also boasts a large storage shed and a remarkable space that can be tailored to your individual desires – imagine a bar, gym, games room, home spa, or office, the possibilities are endless!

Exploring the vicinity, you'll find an array of amenities nearby. Just a mile away in Kinson, a Tesco superstore and Costa Coffee await, alongside Turbary Retail Park, ensuring convenience at your doorstep. The property is perfectly situated for swift access to Bournemouth Town Centre, with its miles of sandy beaches and excellent connectivity through Bournemouth Train Station, facilitating travel throughout the UK. Favourable school catchments are in close proximity making this location ideal for families.

If you are on the lookout for a sophisticated, recently modernized home that exudes both charm and flexibility, this property is an absolute gem. Don't miss the chance to view this extraordinary residence. Call us now on 01202 519761 to arrange a viewing and let your imagination take flight as you envision your future in this remarkable property.





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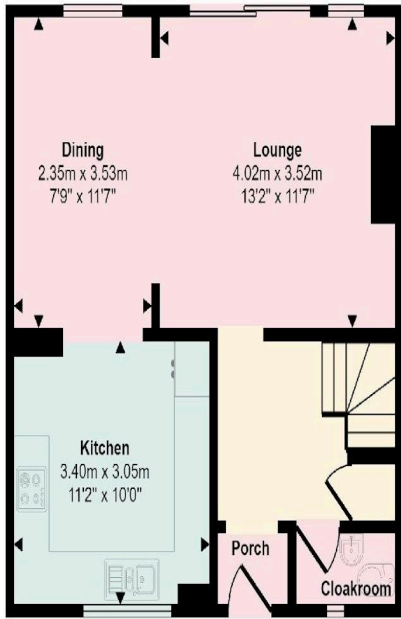


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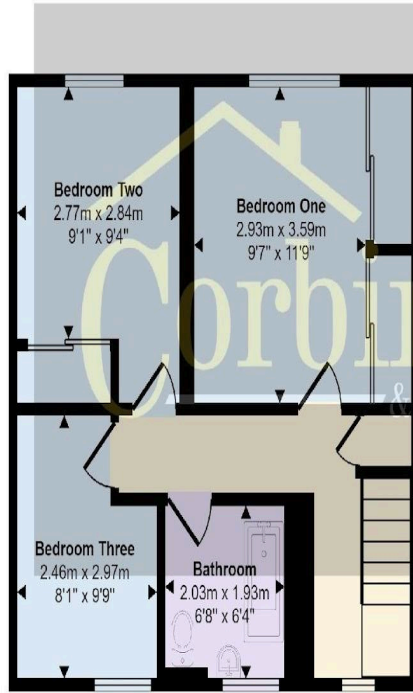


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Approx Gross Internal Area  
141 sq m / 1517 sq ft



Ground Floor  
Approx 43 sq m / 468 sq ft



First Floor  
Approx 46 sq m / 490 sq ft



Garden Room/Store  
Approx 52 sq m / 559 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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

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