



Kinson Park Road, Bournemouth, Dorset

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Offers In Region Of **£339,950**





Corbin & Co are pleased to offer for sale this well-presented, detached family home offering spacious accommodation through which can be tailored to individual needs. With sought after driveway parking, secluded rear garden, one/two reception room(s), two/three bedrooms, modern style kitchen, family bathroom and ground floor WC. Ideally positioned in a popular residential location in BH10 close to riverside walks along the River Stour and walking distance to Kinson High Street with its variety of local shops and amenities.

The front garden is mainly laid to lawn with flower bed borders, and a driveway providing ample off road parking a pathway leads up to the front door, and gated access to the rear garden. Entering into the property you are greeted by a spacious and welcoming entrance hall.

At the front of the property is a light and airy dining room enjoying a dual aspect, this can be tailored to individual needs if you require a ground floor bedroom. The lounge is flooded in natural light from the triple aspect with windows to the front and side aspect, and a single door opening onto the rear garden.

At the heart of this home is a modern style kitchen overlooking the rear garden with a single door leading to the garden. There is a range of storage cupboards and ample worktop space. There is a useful under stair storage cupboard. A cloakroom completes the ground floor accommodation.

Climbing the stairs to the first floor landing it open up offering the perfect space for a home office/study. There are two good sized double bedrooms, one to the front aspect, and the other to the rear aspect. These are serviced by a modern style family bathroom.

Outside the rear garden is mainly laid to lawn with a formal patio area abutting the rear of the property. There is also a large timber storage shed . To book an appointment to view please call us on 01202 519761.



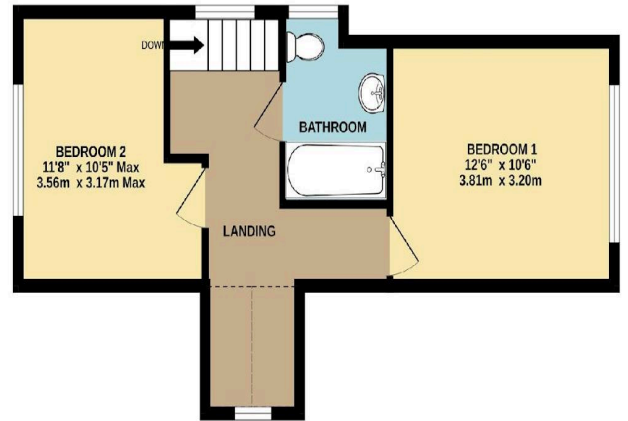
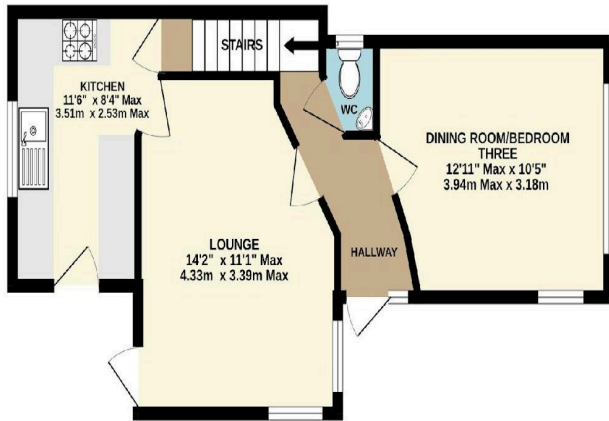






GROUND FLOOR

1ST FLOOR



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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

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

sales@corbinandco.com

