



Kinson Grove, Bournemouth, Dorset

Asking Price £375,000



Corbin & Co are delighted to offer for sale this extended detached house which offers spacious accommodation throughout and is situated on a good size plot in a popular residential location in BH10. This property is within easy walking distance to Kinson High Street, with its array of local shops, restaurants, hairdressers, Tesco supermarket, Costa Coffee and bus routes into Bournemouth & Poole Town Centres.

Approaching the property from the road there is a block paved driveway which provides off road parking for a number of vehicles, a set of iron gates lead down the side of the property to the rear garden and detached single garage.

On entering the property you are greeted by a light and airy entrance hall which leads through to the large lounge/diner with a bay window to the front and a window overlooking the rear garden, there is also a feature fireplace. The kitchen/breakfast room is spacious and offers a good range of storage and work surfaces, there is a side door leading out to the garden.

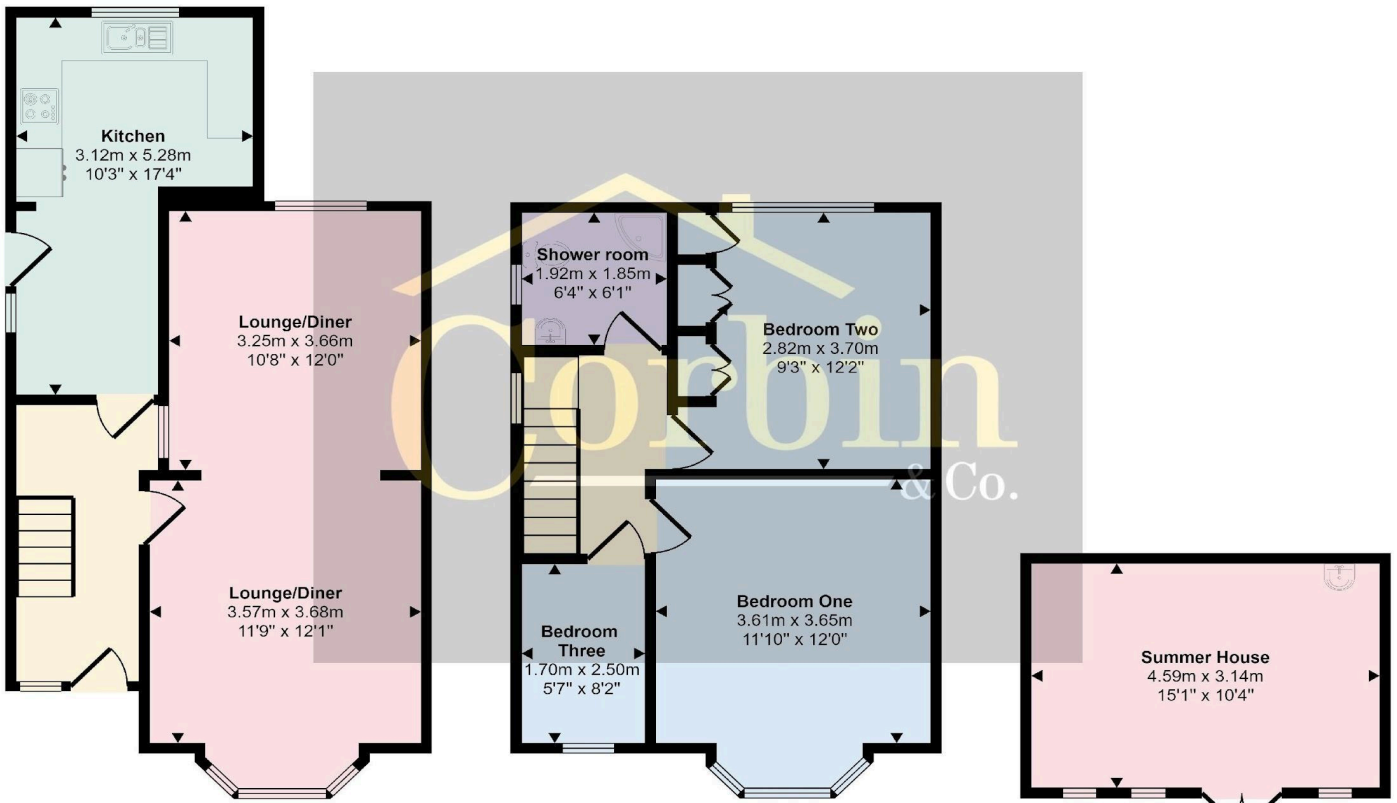
Upstairs you will find a nice sized landing with doors to; two good sized double bedrooms both with built in wardrobes, and a single bedroom. There is also a modern shower room. Outside there is a good size rear garden which is mainly laid to lawn. The garden offers a great degree of privacy and seclusion. There is also a timber summer house with electric.

This is a substantial property and a viewing is highly recommended to appreciate what it has to offer - to arrange an appointment please contact Corbin & Co on 01202 519761.





Approx Gross Internal Area
104 sq m / 1117 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		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

