



Kinson Road, Bournemouth, Dorset

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Asking Price £425,000



Corbin & Co are pleased to offer for sale a charming detached house nestled in the heart of Bournemouth's BH10 area. This property offers a rare opportunity to own a home on a substantial, mature plot, perfect for those seeking both space and potential. While in need of cosmetic modernisation, this home provides a blank canvas for the discerning buyer to create their dream residence.

Exterior Features

As you approach the property, you'll be greeted by a vast frontage exceeding 65 feet. The expansive driveway offers extensive off-road parking, ideal for multiple vehicles. A side access leads to an oversized garage/workshop measuring 23'5" x 11'2", providing ample space for storage or hobbies.

Interior Features

Living Spaces:

Lounge: The front-facing lounge is a cozy haven featuring a striking bay window that floods the room with natural light and a feature fireplace, adding a touch of elegance and warmth. **Dining Room:** Overlooking the lush rear gardens, the dining room is spacious and inviting, perfect for family meals and entertaining guests.

Bedrooms:

Main Bedroom: A large double bedroom offering ample space and comfort.

Second Bedroom: Another generously sized double bedroom looking out over the rear garden.

Third Bedroom: A good-sized single bedroom, perfect for a child's room or a home office.

Bathrooms:

Family Bathroom: Well-proportioned and functional, awaiting your personal touch.

Gardeners WC: Additional convenience with a separate WC, ideal for outdoor gatherings or gardening days.

Outdoor Living

Step outside to discover a large rear garden extending over 145 feet. This mature, established garden provides a serene escape with a high degree of seclusion and privacy, perfect for outdoor activities, gardening, or simply enjoying nature.

Location

Situated in a highly sought-after area of BH10, this home is conveniently located close to local shops, amenities, bus routes, and schools catering to all ages. The vibrant town centers and beautiful beaches of Bournemouth and Poole are just a short drive away. Nature enthusiasts will appreciate the proximity to Turbury Common Nature Reserve, while shoppers will find everything they need at the nearby retail park.

Summary

Kinson Road offers a unique blend of space, potential, and prime location. This detached house on a large, mature plot is brimming with possibilities for modernisation, making it the perfect project for anyone looking to create a bespoke family home in a popular Bournemouth locale. Don't miss this opportunity to transform this well-located property into your dream home.

For more information or to schedule a viewing, please contact us today on 01202 519761.

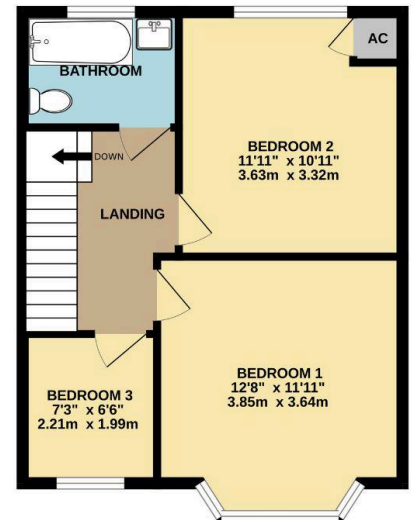
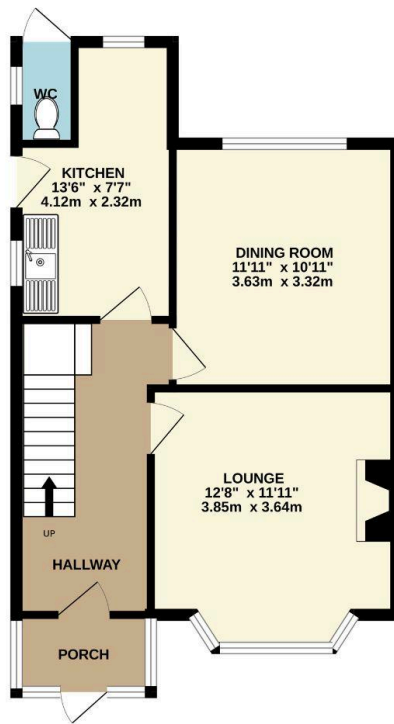
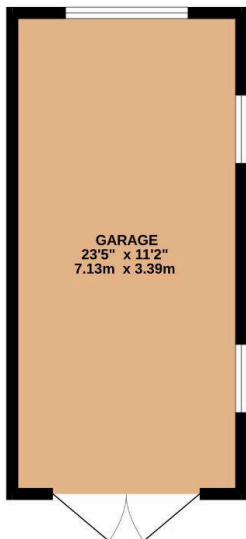




OUTBUILDINGS NOT SHOWN
IN POSITION
281 sq.ft. (24.2 sq.m.) approx.

GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.1 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.

OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

 01202 519761

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