



Kingswell Road

Bournemouth, BH10 5DG

£400,000

- Vacant Possession
- Fitted Kitchen/Breakfast Room
- Ground Floor Cloakroom
- 27ft Living/Dining Room
- Three Bedrooms
- Loft/Hobbies Room
- Off Road Parking
- South Facing Rear Garden



HOUSE & SON

House & Son are delighted to be able to offer for sale this detached house which offers spacious and well proportioned family accommodation. The benefits include south facing rear garden, ground floor cloakroom, 27ft living/dining room, fitted kitchen with integrated appliances and loft/hobbies room. The property also comes with vacant possession, off road parking and is located within a sought after residential area being within easy reach of popular schools, regular bus routes and local shopping facilities.

ENTRANCE PORCH

Part brick and part UPVC double glazed entrance porch, tiled floor, curtesy light, glazed front door to entrance hall.

ENTRANCE HALL

Stairs to first floor landing, cupboard housing fuse box, understair storage, concealed radiator.

CLOAKROOM

Low level WC, UPVC double glazed window to side, recessed downlighters.

KITCHEN/BREAKFAST ROOM

12' 10" x 9' 10" (3.91m x 3m)

One and quarter bowl single drainer sink unit, inset roll top work surfaces with range of drawer and cupboards beneath, integrated "Hotpoint" dishwasher, recess for wine/bottle rack, integrated fridge and freezer, further range of pan drawers, four ring gas hob, "New World" eye level double oven, larder cupboard, range of matching wall mounted units incorporating filter hood, glazed display units and corner shelving, space and plumbing for washing machine, radiator, UPVC double glazed windows overlooking rear garden and front, UPVC double glazed door providing side access, tiled floor, breakfast bar, smooth and coved ceiling, recessed downlighters.

LIVING/DINING ROOM

27' 5 into bay" x 11' 7 max" (8.36m x 3.53m)

Double radiator. Mock feature fireplace with electric power, UPVC double glazed bay window to front, double glazed patio doors to southerly aspect rear garden.

STAIRS TO FIRST FLOOR LANDING

UPVC double glazed window to side, built in airing cupboard housing hot water tanks and slatted shelves. Hatch with slingsby ladder to loft/hobbies room.

LOFT ROOM/HOBBIES ROOM

16' 0" x 9' 9" (4.88m x 2.97m)

BEDROOM ONE

13' 11 into bay" x 11' 8" (4.24m x 3.56m)

UPVC double glazed bay window to front, radiator, range of fitted wardrobes/drawers, coved ceiling.

BEDROOM TWO

13' 4" x 9' 7" (4.06m x 2.92m)

UPVC double glazed window to rear, radiator, coved ceiling.

BEDROOM THREE

9' 5" x 7' 11" (2.87m x 2.41m)

UPVC double glazed window to rear, picture rail.

BATHROOM

White suite comprises panelled bath with electric shower over, fitted screen, pedestal wash hand basin, low level WC, chrome heated towel rail, double glazed window to front, fully tiled walls, tiled floor.

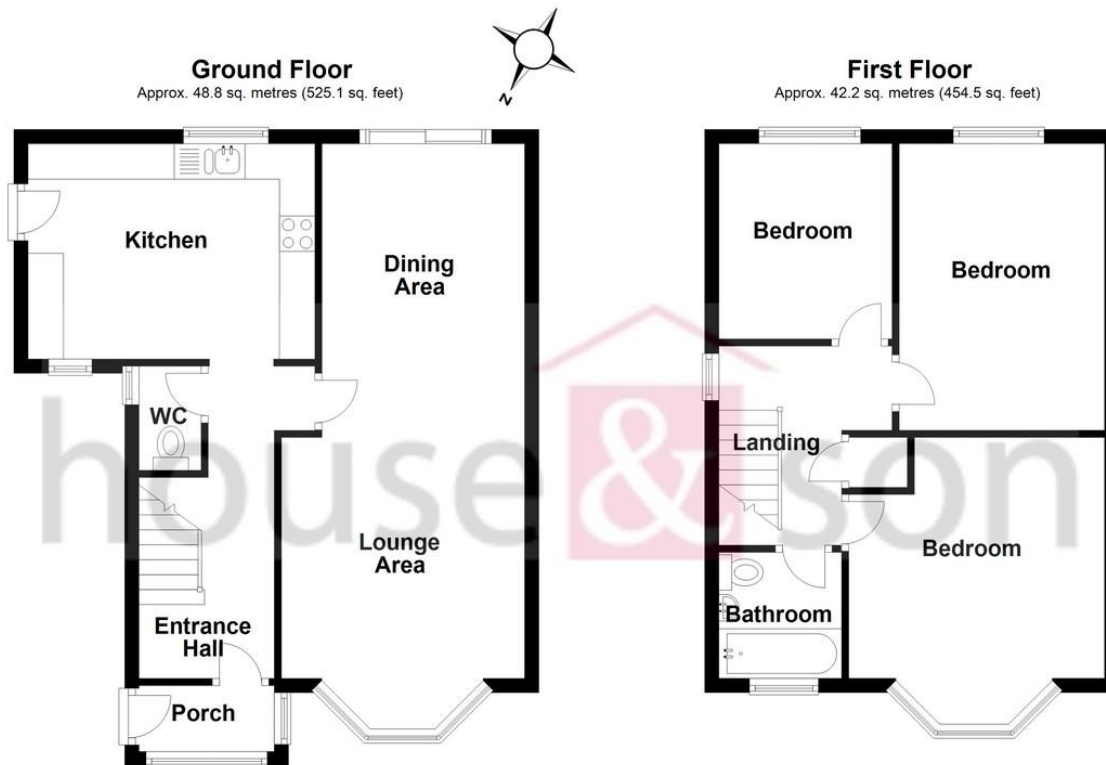
REAR GARDEN

Block paved area abutting property, outside tap. Steps lead to lawn area, timber shed. The garden is enclosed by walling and fencing and offers a degree of seclusion, southerly aspect. Side access with iron gates leads to front drive.

FRONT GARDEN

Paved front garden provides off road parking space. Brick boundary wall with mature hedges.





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Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

[English](#) | [Contact](#)

Energy performance certificate (EPC)

22, Kingsway Road Bournemouth BH9 2HH	Energy rating D	Issue date 7 March 2024
	Certificate number 8141-7227-8018-1108-0002	
Property type	Detached house	
Total floor area	92 square metres	

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements