

## Montgomery Avenue, Kinson, Dorset

SPACIOUS MID TERRACED HOUSE IN A POPULAR RESIDENTIAL LOCATION IN BH11 | TWO RECEPTION ROOMS - LOUNGE TO THE FRONT AND DINING ROOM TO THE REAR | KITCHEN LOOKING OUT OVER THE REAR GARDEN | THREE GOOD SIZED BEDROOMS | FAMILY BATHROOM | ESTABLISHED MATURE FRONT AND REAR GARDENS | LOCATED CLOSE TO LOCAL SHOPS, AMENITIES, BUSES AND SCHOOLS FOR ALL AGES | A SHORT CAR RIDE AWAY ARE SUPERMARKETS, RETAIL PARK, KINSON, BOURNEMOUTH & POOLE TOWN CENTRES

Asking Price:





# Montgomery Avenue, Kinson, Dorset

## DESCRIPTION

Corbin & Co are delighted to offer for sale a charming mid-terraced house brimming with potential, situated in a popular residential location in Bournemouth, BH11. With its mature gardens, versatile living spaces, and a layout that offers both practicality and opportunity, this property is an ideal canvas for those looking to create their dream home.

From the moment you approach, you're greeted by a well-established frontage, beautifully framed by hedging. A gated entrance opens onto a paved pathway, guiding you to the front of the house where a handy storm porch provides shelter from the elements before you step inside.

Once through the front door, you're welcomed by a spacious entrance hall, setting the tone for the generous proportions found throughout the property. Stairs rise to the first floor, while doors lead to the kitchen and lounge.

The lounge is a light-filled space, thanks to a large front-facing window that bathes the room in natural light. A focal-point fireplace adds a cosy touch, and double doors connect this room seamlessly to the dining room, creating a versatile space for both relaxed family evenings and entertaining guests.

To the rear, the kitchen offers a practical layout with matching wall and base units, ample space for freestanding appliances, and an understairs storage cupboard. From here, you can access both the dining room and the rear garden – perfect for those who enjoy indoor-outdoor living.

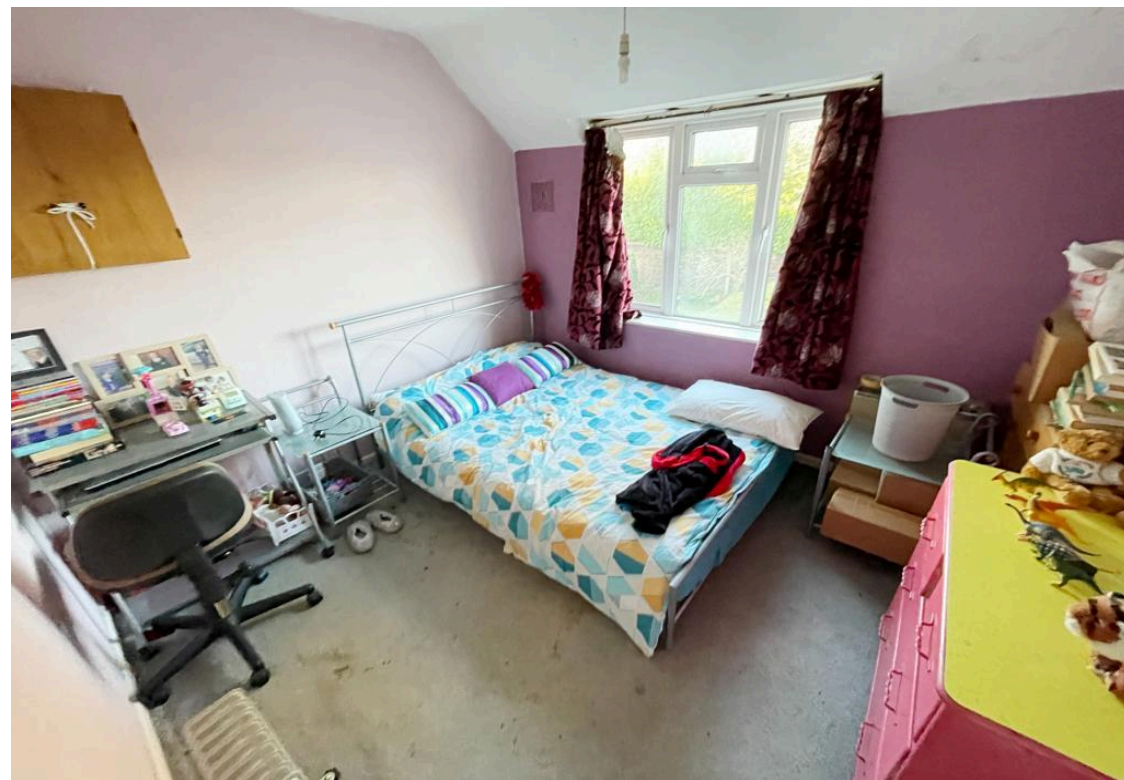
Upstairs, a generous landing leads to three well-proportioned bedrooms. The main bedroom is a fantastic size with a lovely outlook to the front aspect. The second bedroom is a comfortable double overlooking the rear garden, while the third bedroom is a small double, ideal for a child's room, home office, or guest space. These are serviced by a family bathroom, offering the potential to modernize to your taste.

The rear garden is a delightful feature of the property, mainly laid to lawn with established hedging and fencing providing privacy. There's also a brick-built workshop, offering useful storage or the opportunity for a hobby space.

While the property does require cosmetic updating, this is a fantastic opportunity to put your own stamp on it and transform it into a stylish and comfortable family home. With its generous proportions, popular location, and scope for improvement, this property is a must-see for anyone looking for a project with real potential.

To arrange a viewing, please contact Corbin & Co Estate Agents on 01202 519761.

Council Tax Band: B







## Energy Performance Certificate

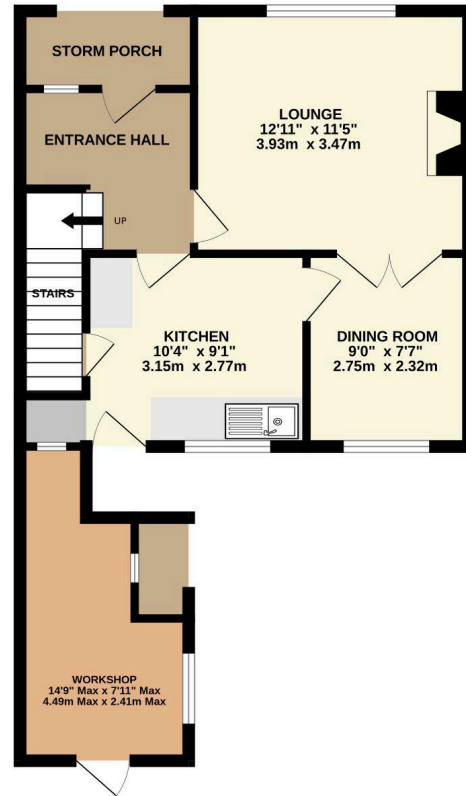
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

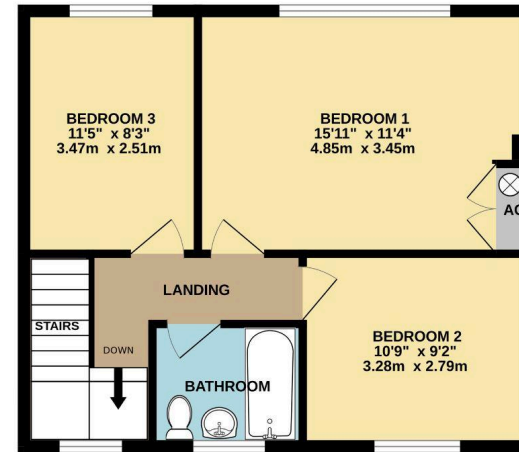
### DISCLAIMER

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.

GROUND FLOOR  
524 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 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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**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



01202 519761



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

sales@corbinandco.com



VAT Reg. No 119796862 | Registered No: 04714409 | Registered Office: Corbin & Co , 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB  
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