



**Wimborne Road  
Kinson, Bournemouth BH11 9AP**

# FREEHOLD PRICE

## £330,000

***“A detached three bedroom house with garage and garden located in the centre of Kinson within walking distance of shops & amenities”***

This detached house is located on the main Wimborne Road providing immediate access to local schools, library, shops and amenities with regular bus routes to the surrounding boroughs.

- **Three first floor bedrooms serviced by a family bathroom, open plan living and dining receptions, fitted kitchen, cloakroom and entrance hall.**

#### Ground floor:

- **Entrance hall** with tiled effect flooring
- **Cloakroom** comprising WC with opaque window to the rear aspect
- **Living/sitting room** divided by an open arch with bay window to the front and further side aspect, central Purbeck stone open fireplace, wall light points
- **Kitchen** comprising a range of base and wall mounted units, gas point, sink unit, wall mounted boiler, wind to the rear aspect overlooking the rear garden door to the rear garden

#### First floor:

- **Landing** with window to the rear aspect
- **Bedroom one** with bay window to the front aspect, range of fitted wardrobes with sliding doors
- **Bedroom two** with window to the side aspect
- **Bedroom three** with window to the rear aspect
- **Bathroom** comprising corner bath with wall mounted shower unit, low level WC, pedestal wash hand basin, opaque window to front elevation, tiled walls, door to airing cupboard

#### Outside:

- The property occupies a corner plot with driveway partly accessible from Home Road for several vehicles leading to the **single garage/workshop** and path to the front door with brick wall and iron railing boundary
- The rear garden has sections of patio, level lawn and a variety of shrubs and flower borders, timber shed and summerhouse, mature trees, timber fencing and access to the garage through a single door

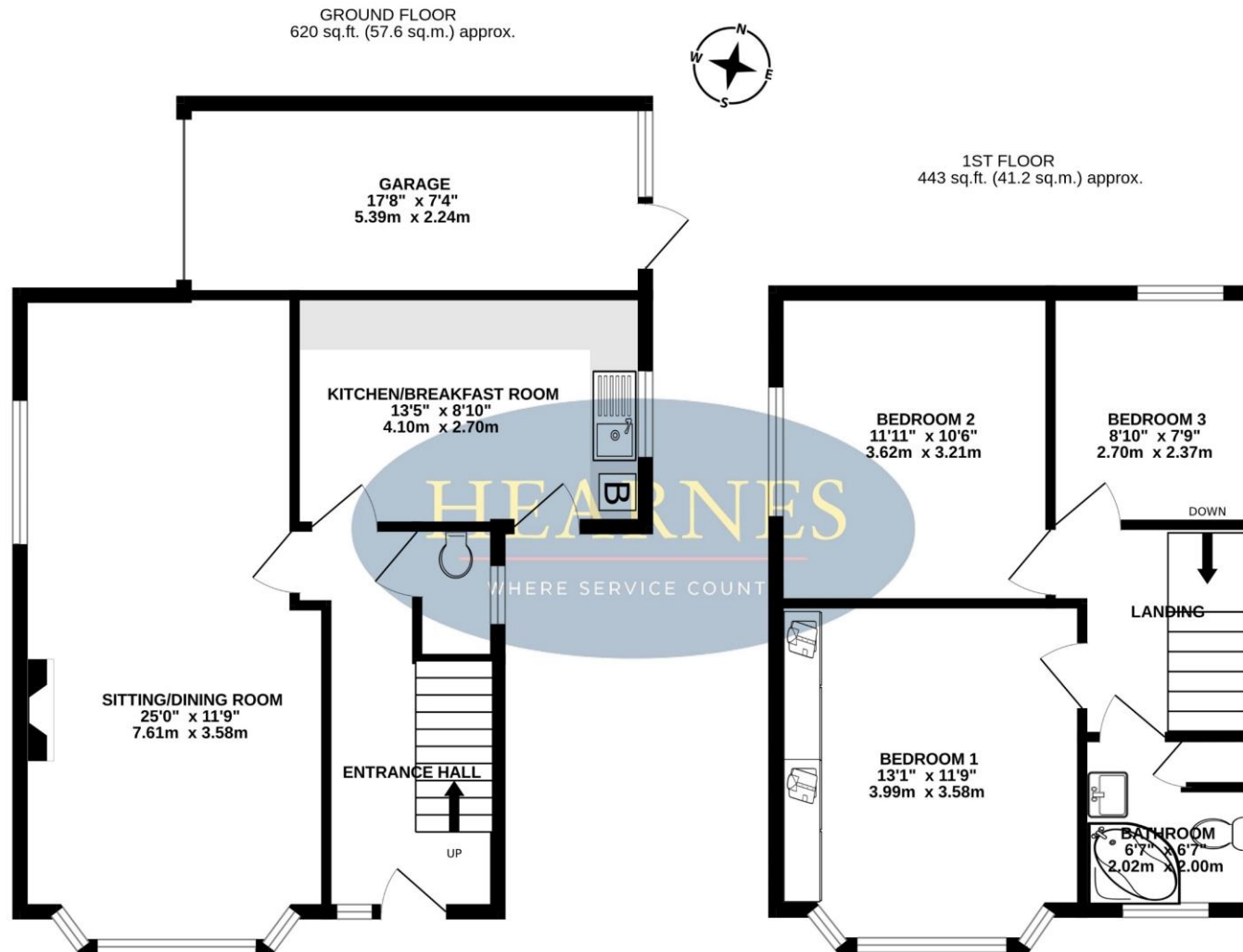
Kinson offers an excellent range of shopping, leisure and recreational facilities to include a large Tesco store and within close proximity to Pellhams Park and BHLive Gym complete with swimming pool & spa. Ferndown's town centre also has an excellent range of shopping leisure and recreational facilities and is located approximately 4 miles away. Bournemouth offers an excellent selection of recreational, shopping and leisure facilities along with miles of sandy bathing beaches. Bournemouth town centre is also located approximately 5 miles away.

**COUNCIL TAX BAND: D**

**EPC RATING: E**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1063 sq.ft. (98.7 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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6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

