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HEARNES

WHERE SERVICE COUNTS

Kinson Avenue, Poole, Dorset, BH15 3PH

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FREEHOLD PRICE £375,000

A beautifully presented 3 double bedroom detached bungalow, in 'show home' condition and recently refurbished to include new kitchen, with integrated appliances, modern bathroom, redecoration, new flooring, doors and boiler. Set in a quiet location, by St Clements Church, the home offers off road parking for 3 cars, good size rear garden, with landscaping potential and is sold with no forward chain.

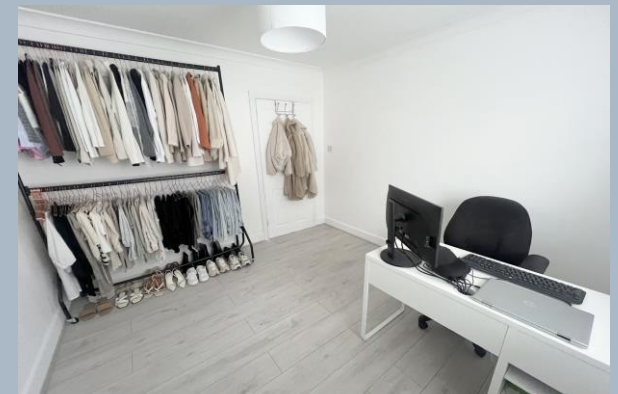
- Attractive, detached 1930's 3 double bedroom bungalow
- Modernised and stylishly updated by the present owners
- White high gloss kitchen with handle less units and integrated appliances to include undercounter oven, electric hob and extractor, wine fridge, fridge/freezer and washer/dryer
- New laminate flooring throughout the main living areas and bedroom 3. Fitted window blinds
- Modern bathroom having a white suite with part tiled walls and shower over the bath
- Bedrooms one and two with bay windows, and bedroom three, currently used as an office/dressing room
- Gas central heating and double glazing
- 'Show home' presentation throughout
- Off road parking for 3 cars, side by side
- 60' rear garden, with huge potential for landscaping. Presently having a rear deck, area of hardstanding/driveway, and lawn. New attractive side fence and rear brick build storage shed
- Sold vacant with no forward chain

Kinson Avenue is a quiet road, set within a few hundred yards of St Clements church in Poole. Set on the borders of Oakdale and Parkstone, the property is conveniently located within easy reach of Ringwood Road and being half a mile to the shops on Ashley Road, and 3 miles to both Poole and Bournemouth Town Centres. Tower Park with Cineworld, Splashdown and Tesco Extra are within a mile, and local walks at Canford Heath, just a little further away.

COUNCIL TAX BAND: C

EPC RATE: D

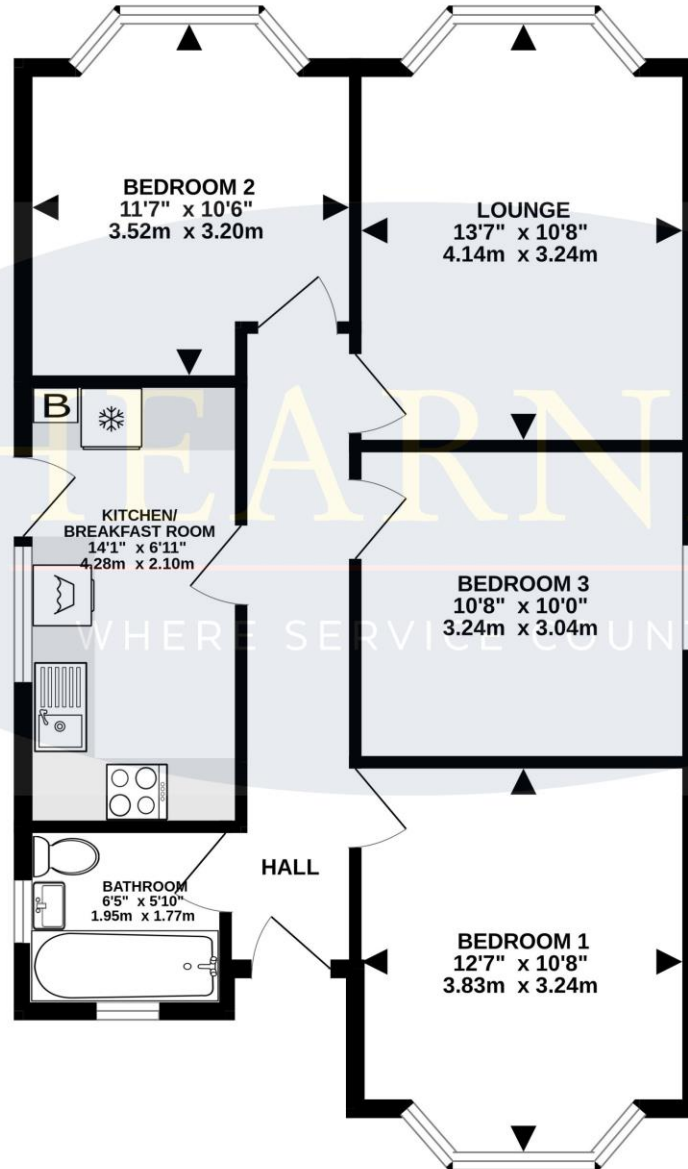
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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