



Truman Road, Kinson  
Bournemouth BH11 9BP

# SHARE OF FREEHOLD

## PRICE £325,000

***“Modern semi-detached house providing two double bedrooms, spacious living room and stylish fitted kitchen”***

This unique modern semi-detached house was built 2019 on the site of a former traditional house, set in an extremely convenient location only 200 yards from Pelhams Park Community Centre, Tesco Supermarket and the shops and amenities in central Kinson and is on regular bus routes.

The accommodation comprises of 2 double first floor bedrooms served by a modern bathroom, a large walk-in cloakroom store/WC, living/dining room with downstairs store and modern fitted kitchen.

### Ground Floor

- Double glazed door to the entrance hall, radiator, stairs to first floor
- WC cloakroom, large area for coats, WC, wash hand basin
- Large/dining room, spacious living area with double glazed French doors giving access to and overlooking the rear garden, space for dining table and door to downstairs storage
- Modern fitted kitchen comprising a range of base and wall mounted matt grey units, with adjoining worktops, integrated oven, integrated fridge/freezer, space and plumbing for washing machine, wall mounted gas boiler, wood effect flooring

### First Floor

- First floor landing with opaque double glazed window and radiator
- Bedroom one – double glazed window to rear aspect
- Bedroom two – double glazed window to front aspect
- Modern bathroom with matching suite, incorporating panelled bath, with walled mounted shower and glazed screen, low level WC, panelled wash hand basin, opaque double glazed window, heated towel rail, part tiled walls

### Outside

- The front door is situated at the side of the house accessed from the block paved driveway which has an allocated parking space and gated access to the rear garden
- The rear garden has a pleasant private westerly aspect, with paved patio, wooden decking, artificial turf and is enclosed by timber fencing with concrete post

Tenure share of freehold with general maintenance fee of £200 pa to cover building insurance

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: C**

**EPC RATING: B**

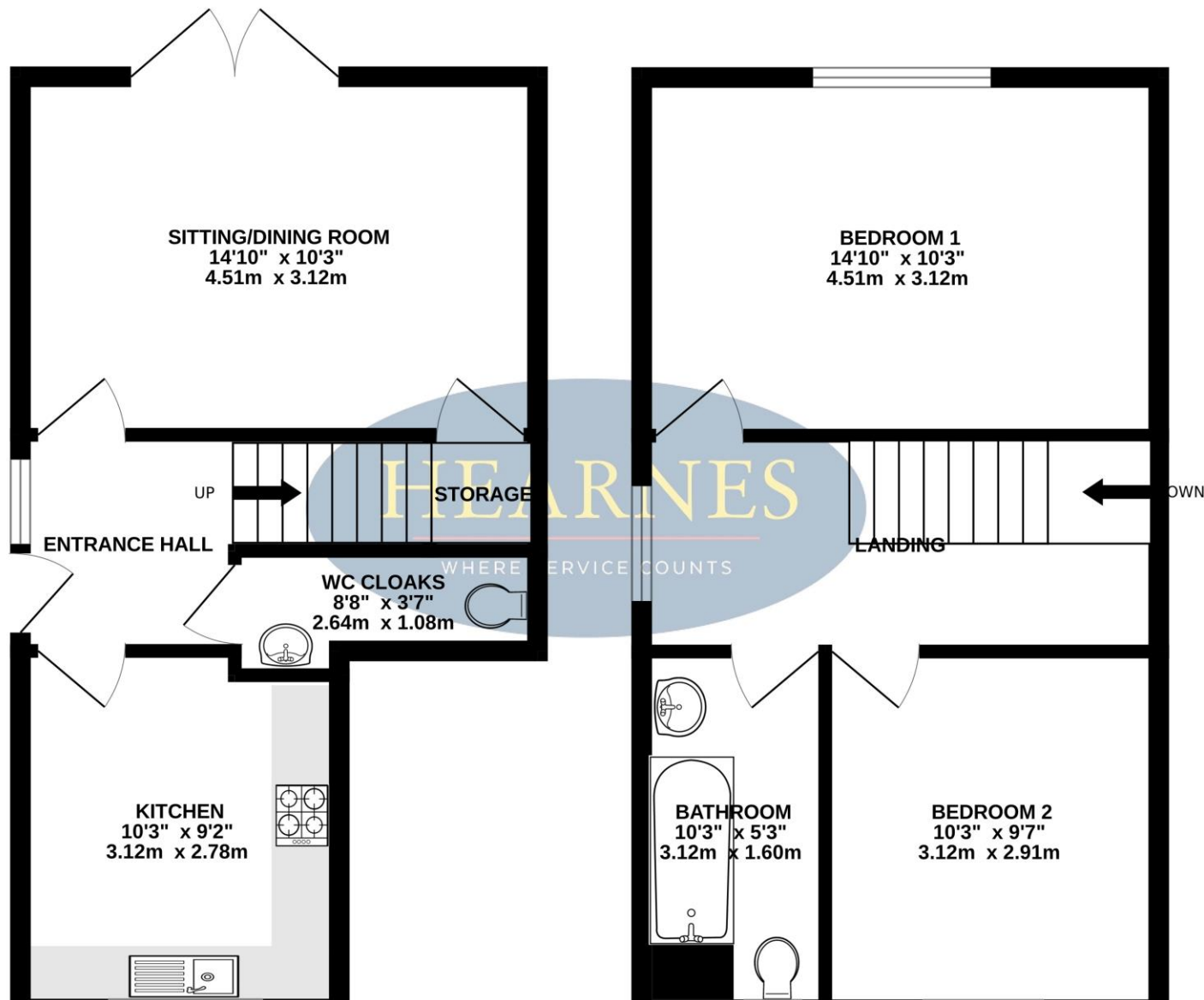


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GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



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