



Total Area: 49.2 m² ... 529 ft² (excluding garage)
 All measurements are approximate and for display purposes only



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1 Garsdale Close, Bournemouth, Dorset, BH11 9DL
Guide Price £280,000

**** NO FORWARD CHAIN **** Link Homes Estate Agents are delighted to present for sale this two bedroom semi-detached bungalow situated in the quiet and residential area of Kinson. Benefitting from an array of standout features including two good-sized bedrooms with bedroom one offering a feature bay window, a living room with sliding doors with direct access onto the mature garden, a separate modern kitchen, a three-piece bathroom suite, a single garage with a pitched roof offering power and lighting and off-road parking for two vehicles. This is a perfect first time buy or downsize purchase.

If walking is your preferred form of travel, there is plenty of woodland walks nearby, the medical centre, pharmacy, supermarket, fish and chip shop, local church, community centre and bus stops roughly just five minutes away. The Turbary Retail Park is close by which offers a range of shops such as Sports Direct, The Range, Matalan, Wickes, TK Maxx and more. The Kinson High Street is within walking distance from the property and has a variety of convenient amenities. Also, a short drive away you have the Castlepoint Complex along with Bournemouth and Poole Town centres.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hall

Coved ceiling, ceiling light, smoke alarm, loft access housing the boiler, double-glazed frosted composite door to the side aspect, carbon monoxide alarm, radiator, power points, airing cupboard housing the consumer unit and carpeted flooring.

Living Room

Coved ceiling, ceiling light, double-glazed sliding doors to the rear aspect, radiator, power points, television point, telephone point, radiator and carpeted flooring.

Kitchen

Ceiling light, double-glazed UPVC window to the side aspect, double-glazed UPVC frosted single door to the rear aspect, wall and base mounted units, stainless steel sink with drainer, space for a washing machine, integrated oven, four-point gas hob with overhead extractor fan, space for a longline fridge/freezer, tiled splashback, power points and lino flooring.

Bedroom One

Ceiling light, double-glazed UPVC bay window to the front aspect, radiator, power points, television points and carpeted flooring.

Bedroom Two

Ceiling light, double-glazed UPVC windows to the front and side aspect, radiator, power points, television point and carpeted flooring.



Bathroom

Ceiling light, double-glazed UPVC frosted window to the side aspect, fully-tiled, panelled bath with electric shower, pedestal sink, toilet, radiator, storage cupboard and lino flooring.

Outside

Garden

Mature garden, partial patio and partial shingle area, surrounding wooden fences, outside lights, raised sleepers and flower beds, outside tap, side gated access and access to the garage.

Driveway

Concrete driveway for multiple vehicles, partial laid to lawn, surrounding shrubbery, single garage with a pitched roof with an up and over door offering power and lighting.

Useful Information

Agent's Notes

Tenure: Freehold
EPC: C
Council Tax Band: C - Approximately £1,909.11 per annum

Stamp Duty

First Time Buyer: £0
Moving Home: £1,500
Additional Property: £9,900