



Truman Road, Kinson
Bournemouth BH11 9BP

SHARE OF FREEHOLD

PRICE £318,000

“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 two double first floor bedrooms served by a modern bathroom, a large walk-in cloakroom store/WC, living/dining room with understairs store and modern fitted kitchen.

Ground Floor

- Double glazed door to the **entrance hall**, radiator, stairs to first floor
- **Cloakroom** comprising WC & wash hand basin with large area for coats
- **Sitting room/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 understairs 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

- **Landing** with opaque double glazed window and radiator
- **Bedroom one** with a double glazed window to rear aspect
- **Bedroom two** with a 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
- **Further benefits include:** double glazing & gas fired heating

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

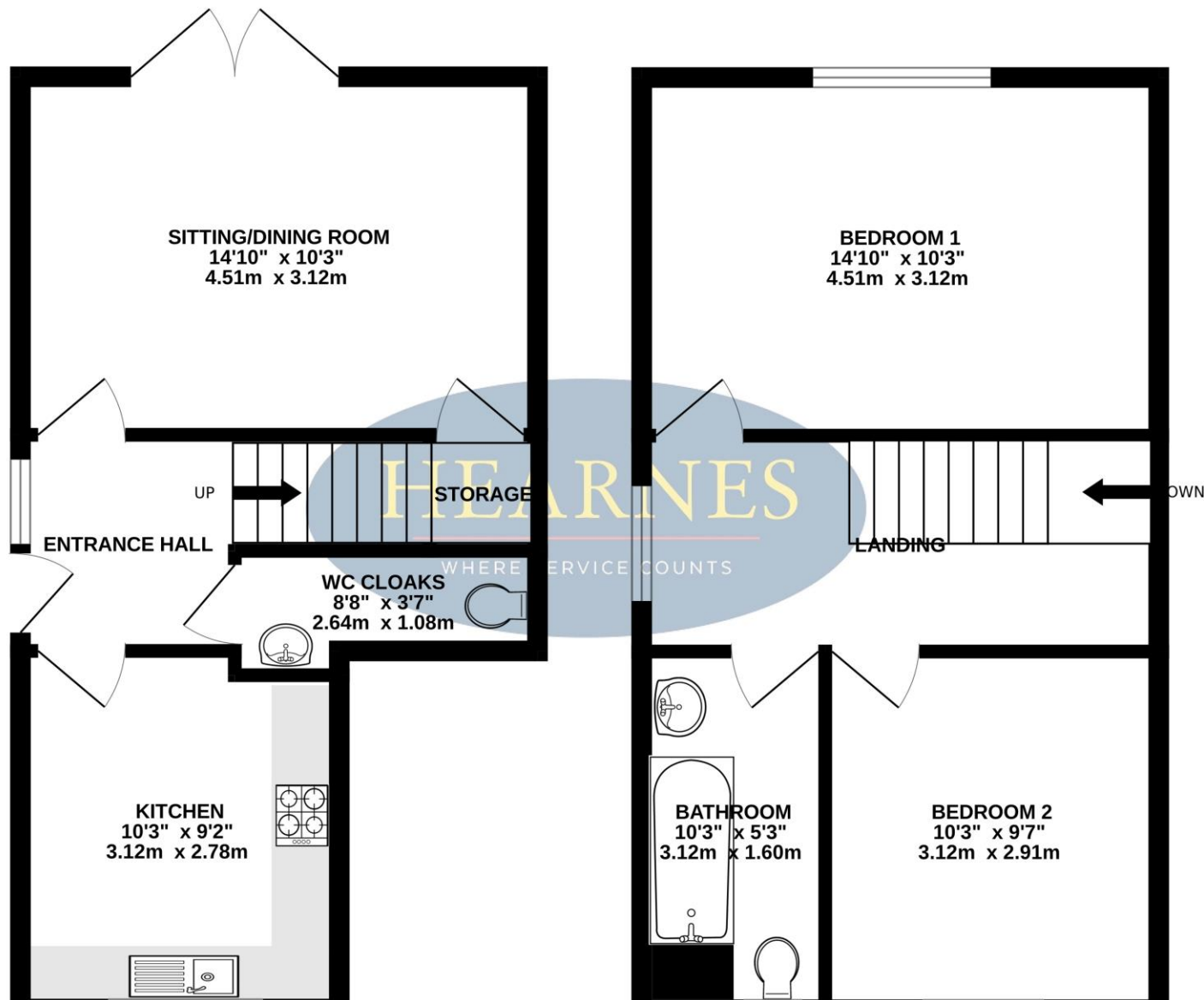


AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

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



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



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

