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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 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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242 Kinson Road, BOURNEMOUTH BH10 5EP

£375,000

The Property AGENTS NOTE

Originally the home had an extensive garden which has been acquired for development. This still leaves the home with a good sized back garden.

An opportunity to acquire a detached character home needing updating and modernisation offered for sale with no forward chain. The property offers great potential for an incoming buyer to put their own stamp on the home and in brief there are two generous reception rooms, kitchen, three first floor bedrooms and bathroom. There will be parking to the front of the property and a good size garden to the rear.

The property occupies a convenient position within reach of local amenities, the area is also well served with schools for children of differing ages. For more comprehensive needs Castle Point with a range of shopping facilities is nearby and the larger town centre of Bournemouth with a wide and varied range of amenities and leisure pursuits is also accessible.

ENTRANCE HALL

Front aspect window, stairs to the first floor with understairs cupboard, radiator,

LOUNGE

13' 2" x 11' 11" (4.01m x 3.63m) max into bay. Front aspect double glazed bay window, picture rail, gas fire with surround, radiator.

DINING ROOM

13' 1" x 10' 11" (3.99m x 3.33m) Radiator, two side aspect double glazed windows, sliding double glazed patio doors, picture rail.

KITCHEN

9' 9" x 7' 7" (2.97m x 2.31m) In need of complete modernisation, range of matching wall and base units with work surfaces over, inset stainless steel sink unit with mixer tap, rear aspect double glazed window, tiled floor, space for washing machine, gas cooker, side aspect double glazed door, wall mounted Glow Worm boiler for the hot water and central heating.

FIRST FLOOR LANDING

Side aspect window, picture rail, split level landing.

BEDROOM ONE

13' 1" x 11' 11" (3.99m x 3.63m) max in to bay. Front aspect double glazed bay window, radiator, original cast iron fireplace, picture rail.

BEDROOM TWO

13' 1" x 11' 1" (3.99m x 3.38m) Radiator, two side aspect double glazed window, picture rail, fitted wardrobes.

BEDROOM THREE

9' 11" x 7' 7" (3.02m x 2.31m) Radiator, picture rail, rear aspect double glazed window.

BATHROOM

6' 8" x 6' 2" (2.03m x 1.88m) Pedestal wash hand basin, corner bath, tiled surround, low level w.c., front aspect window, radiator, hatch to loft space, in need of modernisation.

FRONT OF PROPERTY

The front of the garden provides spaces with shrub gardens areas and pathway to side leads to rear garden. The parking spaces will be block paved when the development is finished.

REAR GARDEN

A good sized garden newly fenced and enclosed.

COUNCIL TAX - BAND D