



**HEARNES**

WHERE SERVICE COUNTS

**Palfrey Road  
Bournemouth, Dorset, BH10 6DL**

# FREEHOLD PRICE

## £365,000

***“Detached bungalow situated in a prime location between Redhill Park and Kinson on an easy to maintain plot”***

This detached traditional bungalow is offered with no forward chain and has scope to improve or extend (stpp).

The accommodation comprises two double bedrooms, a single bedroom/study, bathroom, modern fitted kitchen with door to the rear garden and an open plan living room and dining room arrangement.

The property is located amongst similar age properties in an area that has convenient access to a parade of shops at Hill View and amenities in Kinson both on regular bus routes.

Other benefits include double glazing, low maintenance front and rear gardens, pavia driveway parking and a detached garage

- **Entrance hall** with hatch to loft, circuit and fuse board cupboard
- **Dining room** double glazed window and louvre door to airing cupboard
- **Living room** double glazed window to rear aspect, gas back boiler flame effect fire
- **Kitchen** comprising a range of wall and floor mounted units, washing machine and space for fridge/freezer, integrated oven and inset gas hob, door to the rear garden
- **Bedroom one** double glazed window to the front aspect
- **Bedroom two** double glazed window to the front aspect
- **Bedroom three/study**, double glazed window to the side aspect
- **Bathroom** with white suite to include ceramic bath with electric shower over, double glazed window to the side
- Front pavia **driveway** has parking via double gates and gated side access to the garage and rear garden
- **Garage** detached with pitched roof and timber double doors and side door with internal power
- The **rear garden** has a pleasant private outlook with level lawn, paved patios, shrub borders and part brick and timber fencing boundaries

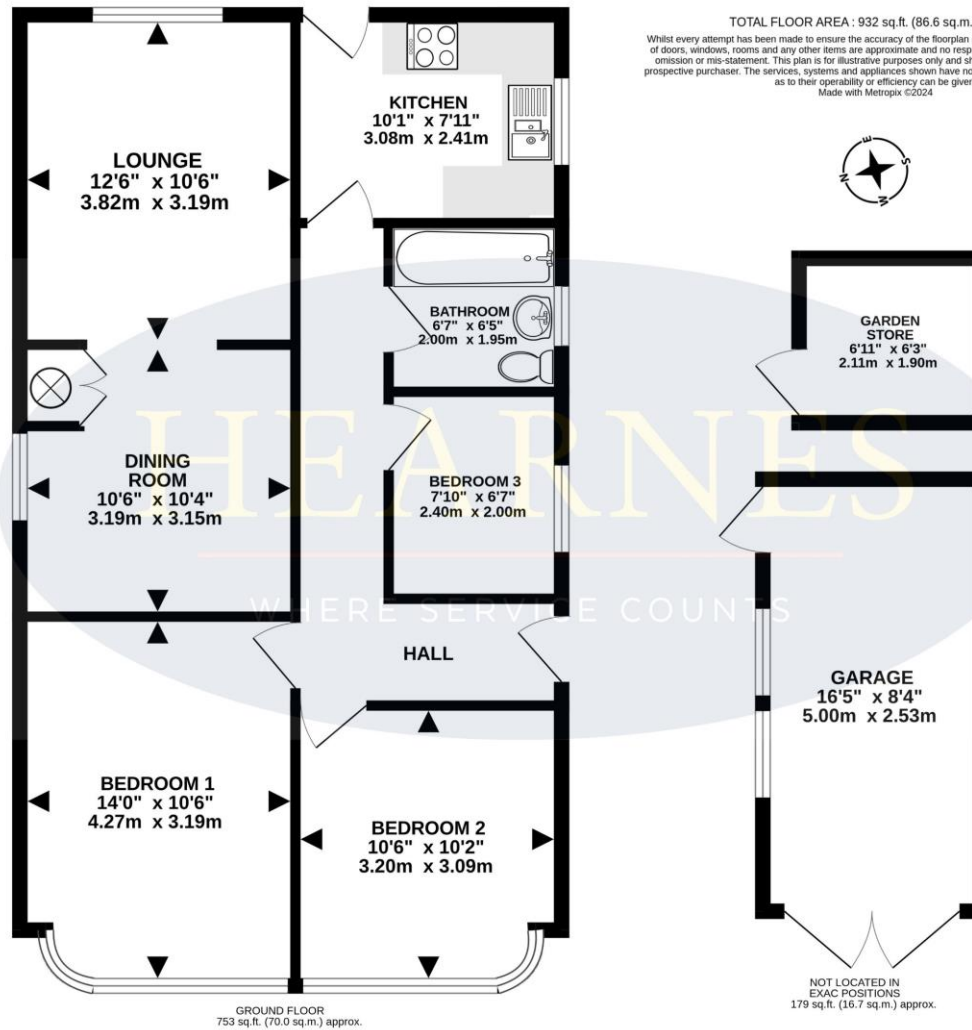
Local amenities in Kinson are approximately 1 mile away. Castlepoint shopping centre is just 2.5 miles away, whilst Bournemouth town centre with its array of shops, cafes, restaurants, leisure and recreational facilities as well as miles of sandy beaches is located approximately 5 miles away.

**COUNCIL TAX BAND: D**

**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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 : 932 sq.ft. (86.6 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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