



Hyde Road, Kinson  
Bournemouth, Dorset BH10 5JX



# FREEHOLD PRICE

## £315,000

***“A conveniently located bungalow with an 18ft conservatory overlooking a private, west facing garden”***

This well presented and conveniently located two double bedroom detached bungalow has an 18ft conservatory overlooking a private west facing rear garden with outbuilding/studio and a front driveway providing off road parking.

This light and spacious bungalow has had a number of improvements. The accommodation is arranged with the principal rooms overlooking a private, west facing rear garden and the property now comes to the market offered with no onward chain.

- **A two bedroom detached bungalow with a private west facing garden and no chain**
- **Entrance hall**
- Generous sized **lounge** with double glazed sliding patio doors leading out into the conservatory and a further door through into the kitchen
- **The kitchen** incorporates roll top worksurfaces, base and wall units, recess and plumbing for washing machine and dishwasher, integrated oven, hob and extractor, integrated fridge and freezer, cupboard housing a wall mounted gas fired Worcester boiler, attractive tiled splashbacks
- **18ft Conservatory** which has radiators allowing for this room to be used all year round, is fully double glazed, has a tiled floor and double glazed French doors leading out into the rear garden
- **Bedroom one** is a generous size double bedroom benefitting from fitted wardrobes with cupboards above
- **Bedroom two** is also a generous size double bedroom
- **Shower room** finished in a modern white suite incorporating a corner shower cubicle, WC, wash hand basin with vanity storage beneath, tiled floor
- **The rear garden** is a superb feature of the property as it measures approximately 30ft x 30ft, faces a westerly aspect and offers an excellent degree of seclusion
- **The garden** has been landscaped for ease of maintenance and incorporates gravelled and paved seating areas with many attractive plants and shrubs. Also within the garden there is a detached outbuilding which has previously been used as a studio/hobby room, this would also make an ideal home office as it has light and power with a double glazed window and door
- **A front driveway** provides off road parking
- **The front garden** has many attractive plants and shrubs
- **Further benefits include;** double glazing, replacement UPVC fascias & soffits, a gas fired heating system with replacement boiler and the property now comes to the market offered with onward chain

The centre of Kinson is located approximately half a mile away. Kinson offers a good selection of day-to-day amenities. Ferndown offers a further selection of amenities and is located approximately 4 miles away, whilst Bournemouth town centre is located 5 miles away.

**COUNCIL TAX BAND: C**

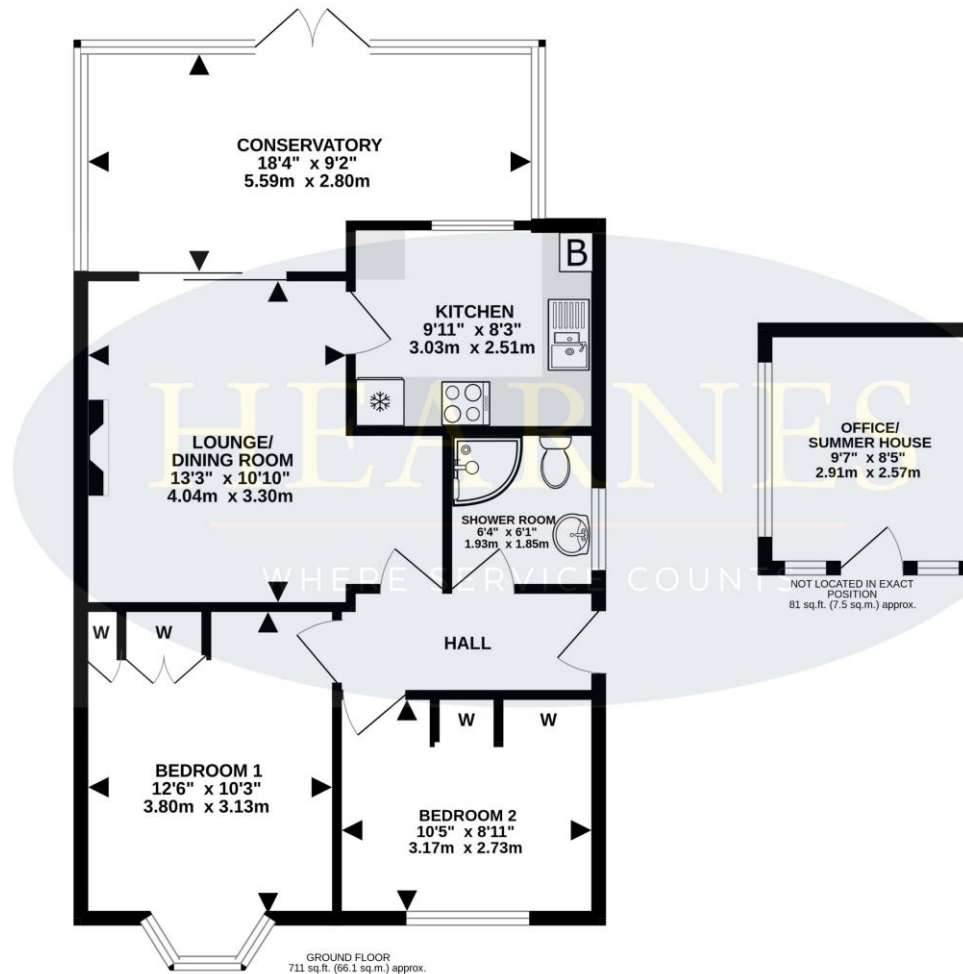
**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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 : 792 sq.ft. (73.5 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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