



Howton Close, Kinson, Bournemouth, BH10 5LW

By auction £290,000

DETACHED BUNGALOW IN KINSON, GUIDE PRICE £290,000 to £320,000.

Thacker & Revitt in conjunction with Town & Country Property Auctions are delighted to offer for sale by public auction this spacious detached bungalow located in a small close in Kinson, close to Bearcross and Northbourne. The property is offered with the added bonus of no chain. There is driveway parking for several cars leading to a detached single garage. Easy maintenance front garden and rear sunny aspect garden with lawn and astro turf with a garden shed. Inside this property there are two double bedrooms, one with built in bedroom furniture. Bathroom with three piece suite. Fitted kitchen leading to a side porch. Open plan lounge dining room with patio doors leading into a conservatory being brick built and upvc double glazed. The property is in need of some cosmetic updating and would make an ideal family home or first time buy. Great location and with easy access to Poole, Bournemouth, Castlepoint and the Wessex way.

The property will be entered into our 15th of August auction which is held online and starts at 10am. You must register to bid and download the legal pack.



Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

FRONT GARDEN AND DRIVE

Concrete driveway leading to the side of the property leading to single garage. There is an easy maintenance front garden with patio / shingle areas and plants with a wall to the front boundary.

FRONT PORCH, ENTRANCE HALL

13'4" x 8'9" x 4'1" (4.07 x 2.68 x 1.27)

Door leading into the porch wooden framed and with front door leading into the entrance hall with white ceiling emulsion painted walls and laminate flooring. Ceiling lighting. Light switches. Doors to all rooms.

LOUNGE/ DINING ROOM

24'0" x 10'0" (7.32 x 3.07)

Door leading into this good size lounge dining room with rear and side facing aspect. White ceiling, emulsion painted walls and fitted laminate flooring. Fireplace with wooden surround and inset fire. Radiator. Light switch, plug sockets and TV socket. Upvc double glazed patio doors leading into the conservatory. Dining area has a upvc double glazed window to the side aspect. ceiling lighting and plug sockets. Radiator.

KITCHEN

10'0" x 9'8" (3.06 x 2.97)

Doorway leading into this room with white ceiling, part tiled and part painted walls with laminate flooring. Ceiling lighting. Light switch, plug sockets and fuse switches. A range of fitted wall, base and drawer units with laminate worktops. Upvc double glazed window. Wooden Back door with panels and glass panes leading to outside porch. Two windows to side and rear facing. Stainless steel four ring gas hob, stainless steel electric oven with controls and extractor fan.

BEDROOM ONE (FRONT FACING ASPECT)

13'10" x 9'10" (4.23 x 3.02)

Door leading into this double bedroom with front facing aspect. White ceiling, papered walls and laminate flooring. Radiator. Light switch and plug sockets. Upvc double glazed window to front garden aspect.

BEDROOM TWO (FRONT FACING ASPECT)

12'9" x 9'10" (3.89 x 3.00)

Door leading into this double bedroom with white ceiling, emulsion and papered walls with laminate flooring. Upvc double glazed window overlooking the front garden. Radiator. Ceiling lighting. A range of built in wardrobes. Light switch, plug sockets.

CONSERVATORY

11'8" x 9'8" (3.57 x 2.97)

Leading from the lounge into this good size sunny aspect conservatory, which is part brick built with upvc double glazed windows opening and fixed panes and polycarbonate roof overlooking the rear garden being upvc double glazed with patio doors to garden. Laminate flooring. Radiator.

BATHROOM

6'4" x 5'4" (1.94 x 1.65)

Door leading into the bathroom with white ceiling, decorative tiled walls, laminate flooring. Upvc double glazed window to side aspect with frosted panes. Radiator. Three piece bathroom suite consisting of bath with shower over bath and chrome effect fittings with bath side panel. wall mounted grip rail on bath wall. There is a sink with chrome effect fittings and a wc with seat and lid and cistern flush. Ceiling lighting.

GARAGE

There is a single detached garage with up and over door and window.

GARDEN

The rear garden has lawn areas being part astro turf and real lawn. There are plant borders around the garden and a garden shed to the far left hand corner of the garden. Panel fencing. This is a sunny aspect garden. Concrete pathway leading down the garden. Panel Fencing to all borders.

TENURE

The property is FREEHOLD. Offered with NO FORWARD CHAIN

PROPERTY FEATURES

- . Number of Bedrooms: 2
- . Reception Rooms: 2
- . Property Tenure: freehold
- . Council tax band: C
- . Rental Value Per Month: £1450
- . 56 Day Completion

The property is available for viewing immediately. Please contact Town & Country Property Auctions for more information and to register for the auction. The auction will be held online, and registration is now open.

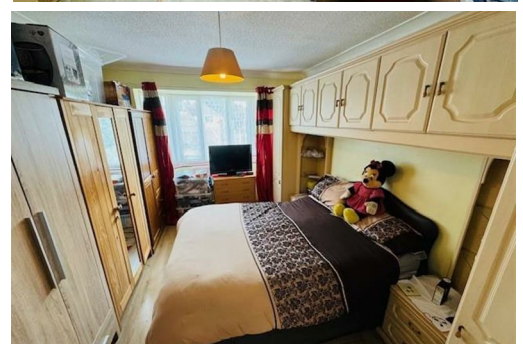
PRE-AUCTION OFFERS ARE CONSIDERED The seller of this property would consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us on 0300 1246022.

Pre Auction Offers Are Considered

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Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.



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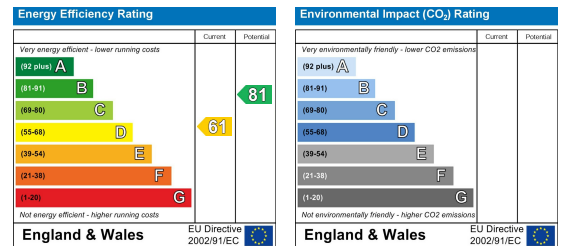
Ground Floor

Approx. 79.4 sq. metres (854.9 sq. feet)



Total area: approx. 79.4 sq. metres (854.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD