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MOVING BEYOND EXPECTATIONS



## 6 Northbourne Mews

Bournemouth BH10 7AD

OIEO: £320,000

- Gated Development
- 3 Bedrooms
- Downstairs WC
- Low Maintenance Garden
- Close to Shops
- Off St Parking

## Location

This semi detached family home is set in a private gated development just off Kinson Park Road. Kinson is known for its local shops and cafe culture. Just a short walk away is Tesco supermarket, Kinson Library and Hub, Costa's and also Pelhams Leisure Centre. Regular bus routes are on your doorstep for easy access to both Bournemouth and Poole. Bournemouth International Airport is roughly a 5 minute drive away.

## Description

This well presented, semi detached family home is situated in a quiet gated development offering generous, versatile living accommodation. The property comprises of an entrance hallway with ground floor WC, under-stair storage cupboard, spacious living room with French doors leading out onto the rear garden and a fully fitted modern kitchen with floor and wall mounted storage units, integrated gas hob, gas oven, integrated fridge/freezer, washing machine and dishwasher. The first floor offers a landing area with built in storage, three well proportioned bedrooms and a fully tiled family bathroom with shower over the bath, WC and wash basin. Outside, there is a secluded, low maintenance rear garden laid with patio area, artificial lawn. Private driveway with charging point for an electric vehicle. An internal viewing is highly recommended.

## Directions

At Northbourne Roundabout take the exit onto New Road, then take the second left onto Kinson Park Road. Northbourne Mews is set in the gated development on the left hand side.

## Hall

## WC

Living Room 14' 7" x 14' 4" (4.44m x 4.37m)

Kitchen 11' 11" x 7' 5" (3.63m x 2.26m)

## Landing

Bedroom 1 14' 9" x 8' 2" (4.49m x 2.49m)

Bedroom 2 11' 9" x 7' 1" (3.58m x 2.16m)

Bedroom 3 9' 1" x 6' 10" (2.77m x 2.08m)

## Family Bathroom

## Outside

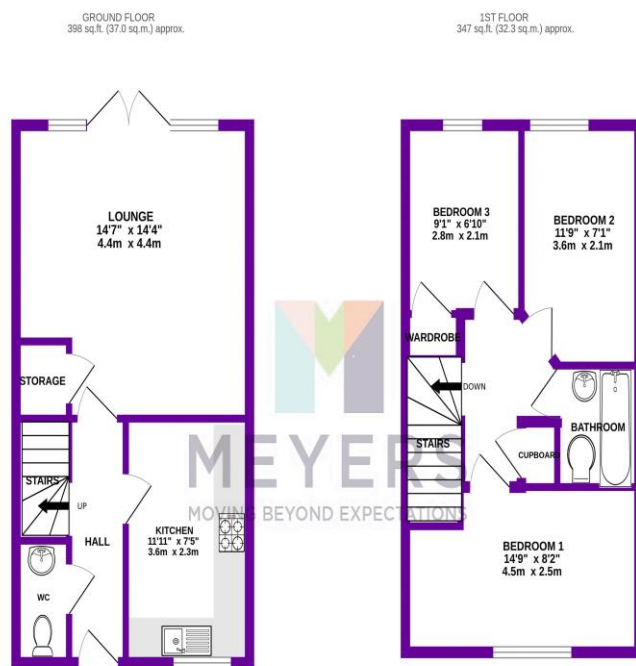
Outside, there is a secluded, low maintenance rear garden, laid with patio area, artificial law, private driveway with charging point for an electric vehicle.

## EPC

Rating: C

## IMPORTANT NOTE

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors 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, appliances and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
None with reference 02/20

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