

315 Castle Lane West, Bournemouth. BH8 9TQ

Tel: 01202 977711

Email: [bournemouth@meversonstates.com](mailto:bournemouth@meversonstates.com)

[www.meversonstates.com](http://www.meversonstates.com)

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## 79 Rochester Road

Bournemouth BH11 8AH

**Guide Price £275,000**

- Semi-Detached House
- In Need Of Modernisation
- Two reception Rooms
- Four Bedrooms
- Ground Floor Bathroom
- Shower Room

## Description

A spacious property in need on modernisation, semi-detached house located in a popular residential area, within walking distance of shops and amenities. Briefly, features and accommodation comprise two reception rooms, ground floor bathroom, kitchen with ample space for white goods, shower room with separate WC four bedrooms, a lean to which also provides access to a private rear garden and off road parking.

## Directions

Travel southbound along Kinson Road, with Kinson Cemetery on your right hand side. Take the first turning on your right, after the cemetery, into Montgomery Avenue. From here take an almost immediate right into South Kinson Drive. Continue along South Kinson Drive taking the first turning on your left into Rochester Road. From here, continue along Rochester Road, around to the right, and the property will be located on your left hand side.

## Entrance Hall

**Kitchen** 13' 10" x 10' 1" (4.21m x 3.07m)

**Living Room** 13' 6" x 11' 6" (4.11m x 3.50m)

**Reception Room** 13' 7" x 9' 7" (4.14m x 2.92m)

## Bathroom

## Lean Too

## First Floor Landing

## WC

## Shower Room

**Bedroom 1** 9' 11" x 8' 11" (3.02m x 2.72m)

**Bedroom 2** 10' 1" x 8' 10" (3.07m x 2.69m)

**Bedroom 3** 11' 7" x 6' 8" (3.53m x 2.03m)

**Bedroom 4** 8' 11" x 6' 7" (2.72m x 2.01m)

## EPC

TBC

## Outside

Outside offers a private rear garden and ample off road parking.

## 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: 1097 sq.ft. (101.9 sq.m.) approx.

While 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 a guide only for prospective purchasers. 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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