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MEYERS

MOVING BEYOND EXPECTATIONS



11 School Lane

Kinson, Bournemouth, BH11 9DG

**Offers In Excess Of
£390,000**

- Detached Chalet Bungalow
- Four Bedrooms
- Shower Room, WC and En-suite
- Off-road Parking
- Conservatory
- Cul-de-sac

Location

The property is situated in a quiet but convenient cul de sac just off the popular Kinson Road in Ensbury Park, within easy access to both Bournemouth and Poole and has main bus routes on the doorstep. A short drive away is Redhill recreation park, Fernheath playing fields and Castlepoint Shopping Centre, with its array of retail stores, supermarkets and restaurants. The Wessex Way (A338) is also easily accessible for routes in and out of Bournemouth.

Entrance Hallway

Living Room 12' 4" x 11' 5" (3.76m x 3.48m)

Kitchen 11' 0" x 9' 10" (3.35m x 2.99m)

Conservatory 16' 1" x 9' 8" (4.90m x 2.94m)

Bedroom 1 12' 0" x 11' 6" (3.65m x 3.50m)

En-suite Bathroom

Bedroom 2 13' 5" x 11' 4" (4.09m x 3.45m)

Bedroom 3 13' 5" x 10' 9" (4.09m x 3.27m)

Bedroom 4 9' 6" x 7' 2" (2.89m x 2.18m)

Ground Floor Shower Room

WC

Two Garages

Outside

Outside, the property boasts a fully concreted south/west facing rear garden for low-maintenance living and a private driveway leading to 2 garages and offering valuable off-road parking.

EPC

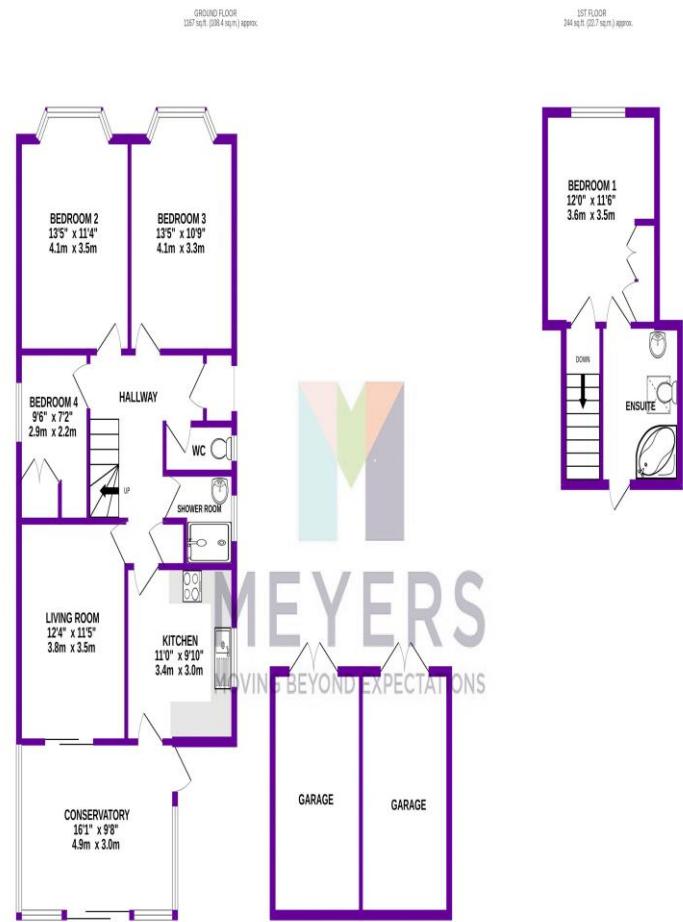
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Council Tax

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: 1411 sq ft (131.0 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplans compared 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. Made with Metropia (0202)



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Meyers Estate Agents.