



69 Kinson Road
Bournemouth, BH10 4AH

Guide price £300,000



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*** VENDOR SUITED *** This two bedroom end of terrace house boasts modern accommodation with character features. Entry to the property is via the front door which leads on to the entrance hall with stairs leading to the first floor. The entrance hall also provides access to the ground floor cloakroom located under the stairs.

Located off of the hallway is the dining room which also provides access to the kitchen and the lounge. The lounge is located at the front of the property and benefits from UPVC double glazed window to the front aspect as well as a feature fireplace with electric wood burner. The kitchen benefits from a number of wall and base units with work tops as well as an integrated oven, induction hob and extractor fan. Space for further appliances include a washing machine, tumble dryer and fridge/freezer.

The first floor has two double bedrooms. There is a modern bathroom which benefits from tiled walls and floor as well as a frosted UPVC double glazed window to the side aspect, bath with shower attachment and glass shower screen, a wash hand basin with built in vanity unit, WC and heated towel rail. The bathroom also benefits from a large storage cupboard which houses the gas combi boiler.

The landing provides access to the loft via an access hatch.

The private, low maintenance garden is enclosed via a brick wall with a shingled area. The garden has a shed as well as access to the side road via a rear gate.

To the front is a path leads to the front door while the remaining front garden is a shingled area.

The property is well-located in the BH10 post code. Local shopping facilities, doctors surgery and supermarkets are within close proximity with bus routes servicing Bournemouth & Poole. Talbot Heath nature reserve is close by offering walks across into Bournemouth, and Knighton Heath golf course, which offers walks through to the heath is also within close proximity. The popular Bournemouth beaches are an approximate ten minute drive away. The property lies within the catchment of sought after primary and secondary schools.

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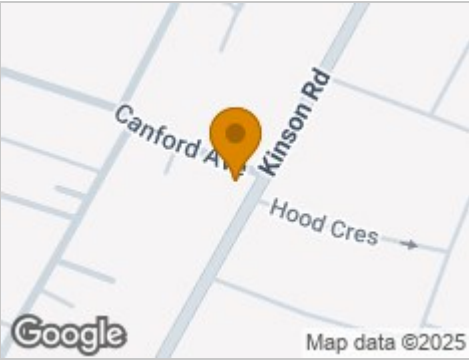
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Road Map



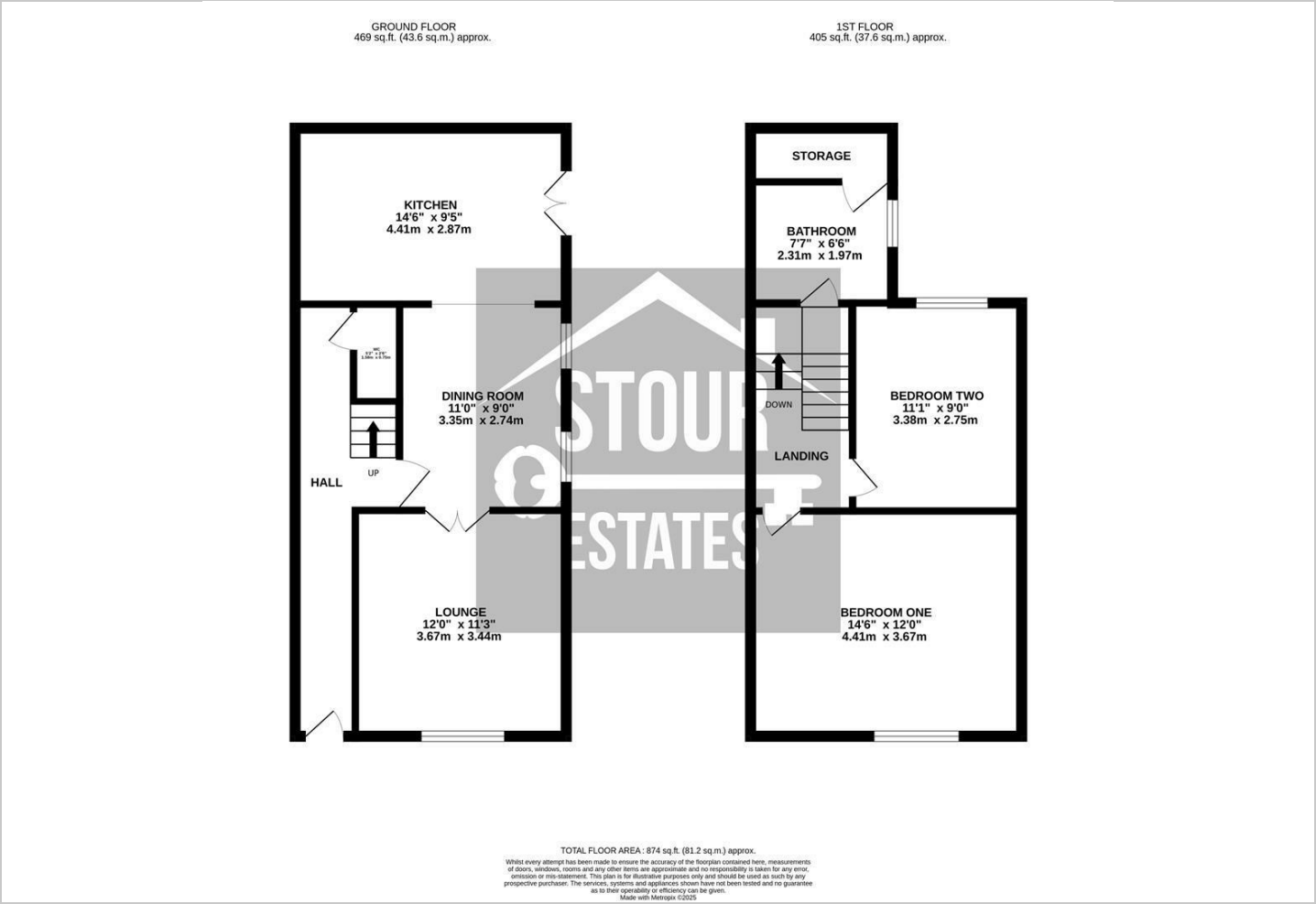
Hybrid Map



Terrain Map



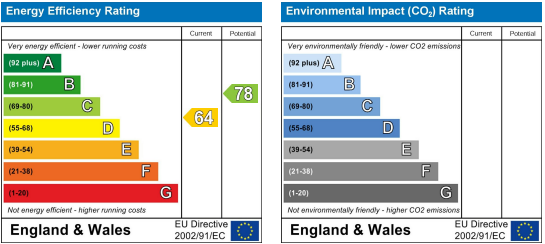
Floor Plan



Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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