



East Howe Lane, Bournemouth, Dorset

3 2 2

Asking Price £320,000



Corbin & Co are delighted to offer for sale this characterful semi-detached home which offers spacious accommodation throughout, including two reception rooms, three good sized bedrooms, two bathrooms, secluded front & rear gardens, and rear vehicle access via service road to the rear.

Approaching the property, you are immediately greeted by an enclosed front garden, with lush, well-established borders. Step inside and discover a generously proportioned entrance hall, complete with storage cupboard, setting the stage for an organized and clutter-free lifestyle.

The dual aspect lounge takes center stage, featuring a captivating feature fireplace that exudes a touch of sophistication. With double doors leading through into the adjacent dining room, entertaining becomes a seamless affair, while creating an atmosphere of warmth and togetherness. Overlooking the delightful rear garden, a generously-sized kitchen/breakfast room offers the perfect backdrop for culinary creations. There, you will find abundant space for intimate dining, where mornings can be savored over a quiet cup of tea or coffee. The ground floor bathroom comprises of a four-piece suite.

Ascending to the upper floor, you will be greeted by three well-proportioned bedrooms, each thoughtfully adorned with built-in wardrobes to answer all your storage needs. Furthermore, the wet room ensures that everyone's morning routines are met with convenience and ease.

Step outside into the tiered rear garden, with a paved area located directly adjoined to the property, followed by steps leading up to an expanse of well-kept lawn and sturdy hard standing, this outdoor retreat offers various tranquil spaces to unwind and enjoy al fresco dining. At the top of the garden, double gates seamlessly blend function and convenience, providing unhindered access to off-road parking (Accessed via a service road to the rear)

Situated within proximity to esteemed local schools such as Kingsleigh Primary School, Kinson Academy, and The Bourne Academy, families will appreciate the convenience of quality education options. Bus stops located just a short stroll away ensure easy and hassle-free commuting, connecting you effortlessly to nearby destinations. For daily essentials and a varied selection of amenities, you need not venture far. Local shops dot East Howe Lane and Hill View Parade while Kinson High Street, a brief car journey away, entices with its eclectic array of eateries, quaint shops, supermarkets, leisure center, doctors' surgery, and library. From shopping trips to engaging recreational prospects, everything you need is conveniently at your fingertips.

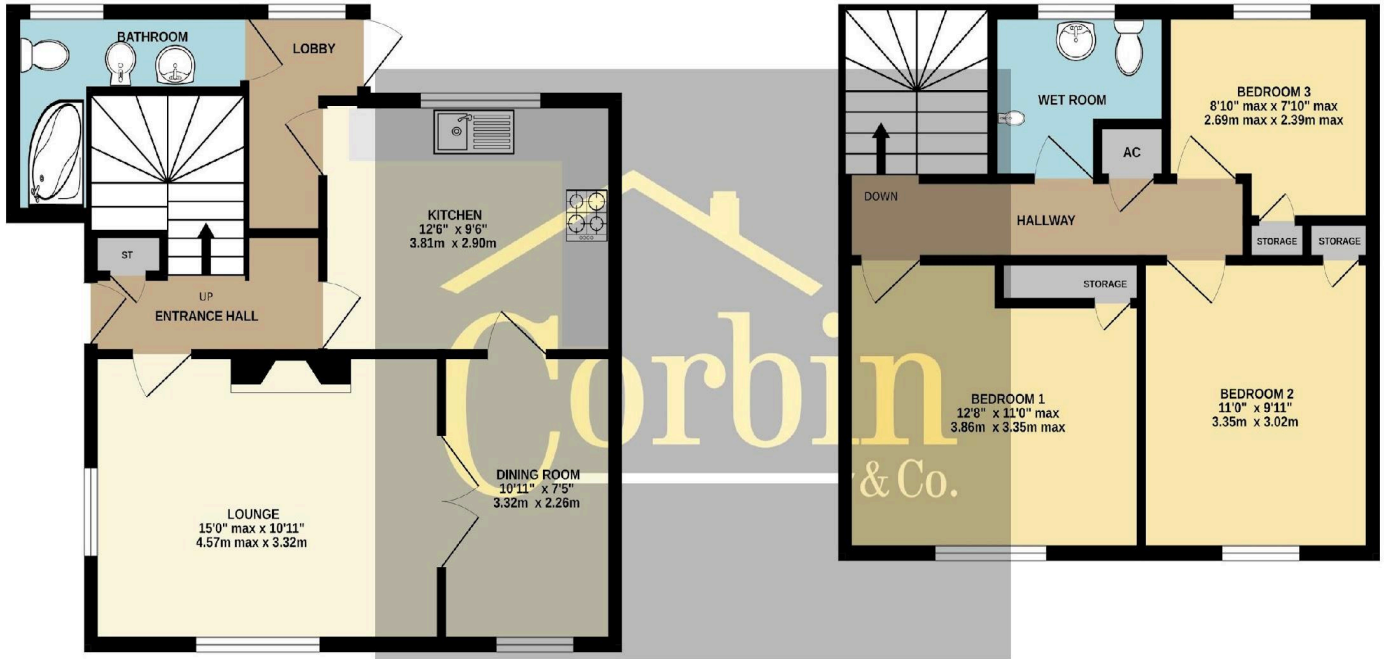
In summary, this remarkable property situated in East Howe Lane, Bournemouth, with its spacious layout and enviable proximity to local conveniences, promises to deliver exceptional family living. Offering practicality, and style, we encourage you to arrange a viewing at the earliest opportunity. Call us on 01202 519761 to book an appointment.





GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

Whilst 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 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.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

🕒 OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

☎️ 01202 519761

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