



**Cunningham Place, Bournemouth, Dorset**

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**Asking Price £290,000**



Corbin & Co are please to offer for sale this delightful end-of-terrace home that offers a blend of space, light, and potential! Nestled on an elevated position, this property boasts superb curb appeal with a large, well-maintained frontage and a welcoming pathway leading to the front door.

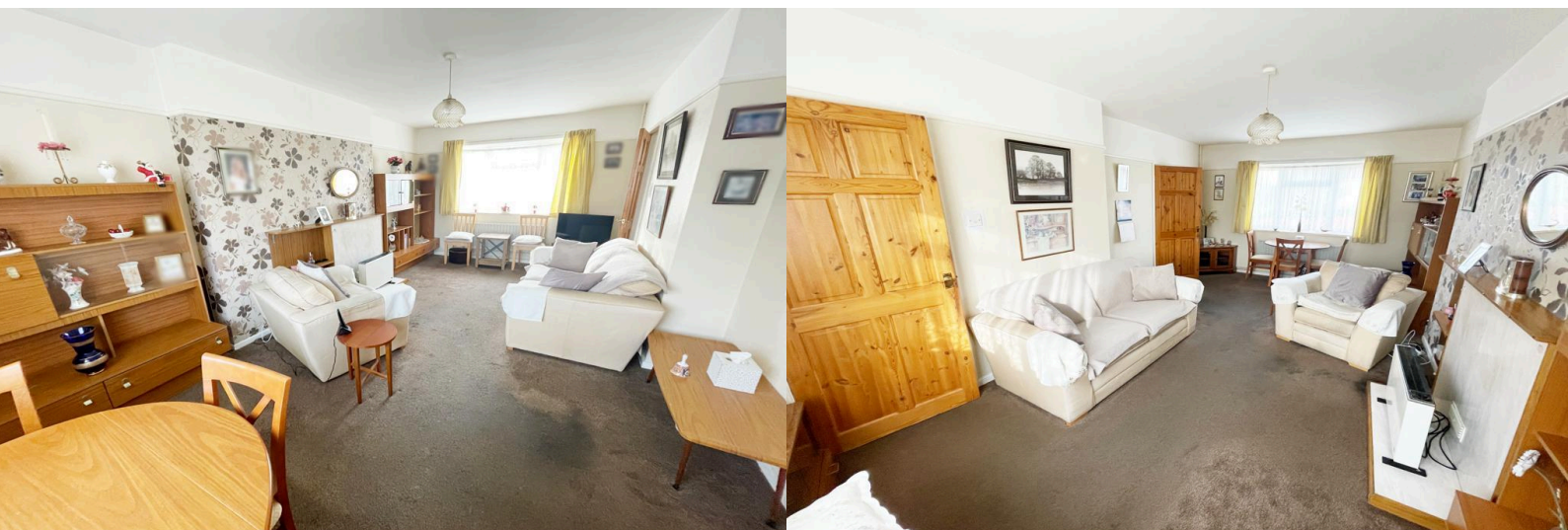
Upon entering, you're greeted by a bright hallway with stairs rising to the first floor and doors leading to the spacious lounge/diner and kitchen/breakfast room. The dual-aspect lounge/diner is flooded with natural light, creating a warm and inviting space ideal for both relaxing and entertaining. There is ample room for a variety of living and dining furniture configurations, perfect for modern family living.

At the rear, the kitchen/breakfast room enjoys views of the garden and provides access to the side of the property. It offers space for a small table and chairs, a handy pantry, and plenty of potential to create your dream kitchen.

Upstairs, you'll find two generous double bedrooms, both featuring built-in storage. The principal bedroom enjoys elevated views to the front, while the second bedroom overlooks the garden. A family bathroom and separate WC complete the first floor.

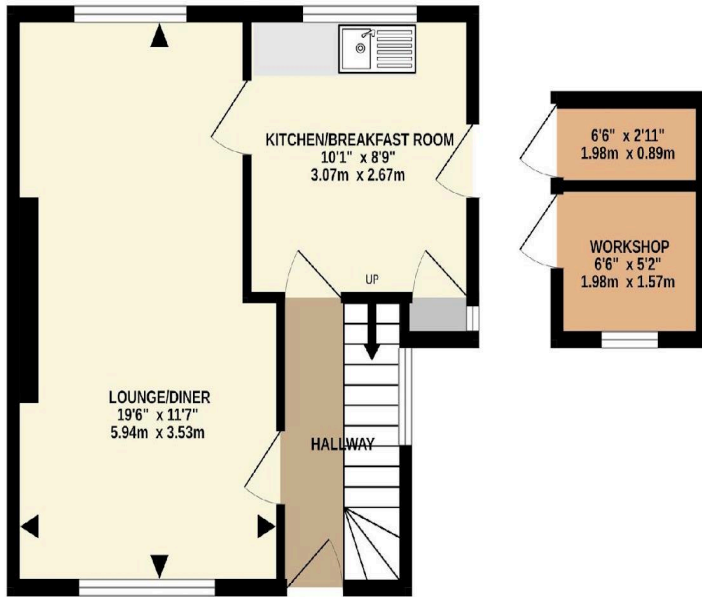
The rear garden is a tranquil outdoor space, mainly laid to lawn, with a versatile hardstanding area behind the workshop/storage—perfect for a range of uses, from a home office to additional storage or even a hobby space.

This property is perfect for first-time buyers, young families, or investors looking to add value by personalizing the space to their own taste and style. Don't miss the opportunity to view this charming home! Call Corbin & Co today on 01202 519761 to arrange your viewing.

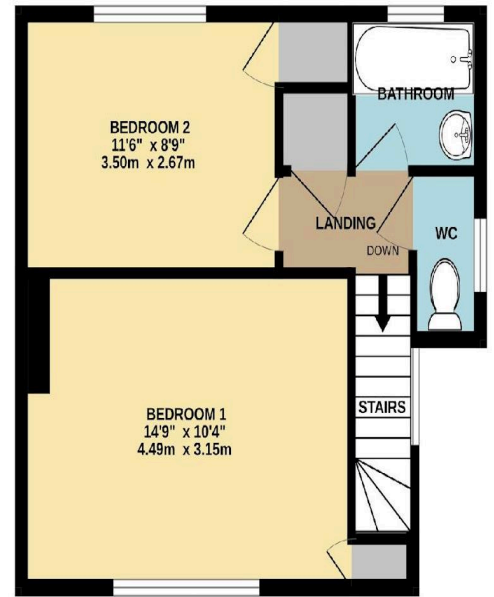




GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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.



## 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

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