



Russel Road, Bournemouth, Dorset

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Asking Price £310,000



Corbin & Co are delighted to offer for sale this Spacious Three-Bedroom Home with Oversized Double Garage/Workshop. Located in a popular and convenient area of Kinson, Bournemouth, BH10, this three-bedroom mid-terraced house offers spacious accommodation and the added advantage of an oversized double garage/workshop. With versatile living spaces, a generous rear garden, and excellent storage options, this property is perfect for families, professionals, or those seeking a home with additional functionality.

Key Features Entrance and Frontage:

The front of the property is mainly laid to lawn, framed by flower bed borders that add a splash of color and charm. A pathway leads to the sheltered storm porch, creating a welcoming entrance.

Spacious Ground Floor Living:

Kitchen/Breakfast Room: Positioned at the front of the property, the kitchen offers ample worktop and storage space, with plenty of room for a table and chairs, making it an ideal spot for family meals or casual dining.

Lounge/Diner:

The generously sized lounge/diner benefits from sliding doors that flood the space with natural light and open directly onto the rear garden, creating a seamless indoor-outdoor flow. **Versatile Lobby and Storage/Office Space:** A rear lobby provides convenient access to the garden and leads to a flexible room that can be used as additional storage, a home office, or a study.

First Floor Accommodation:

Main Bedroom: A spacious double room with a front aspect, offering plenty of room for furniture.

Second Bedroom: A double room with views over the rear garden, perfect as a guest room or child's bedroom.

Third Bedroom: A large single bedroom, also overlooking the rear garden, ideal as a child's room, nursery, or study.

Shower Room: A functional and bright shower room serves the upper floor, providing convenience for the household.

Outside Spaces: Rear Garden: The rear garden is mainly laid to lawn with flower bed borders, providing a private and peaceful space to relax or entertain. A pathway leads to the double garage and a gate offering rear access.

Oversized Double Garage/Workshop:

A standout feature of the property, this impressive garage is equipped with power and lighting, making it ideal for secure parking, a workshop, or additional storage.

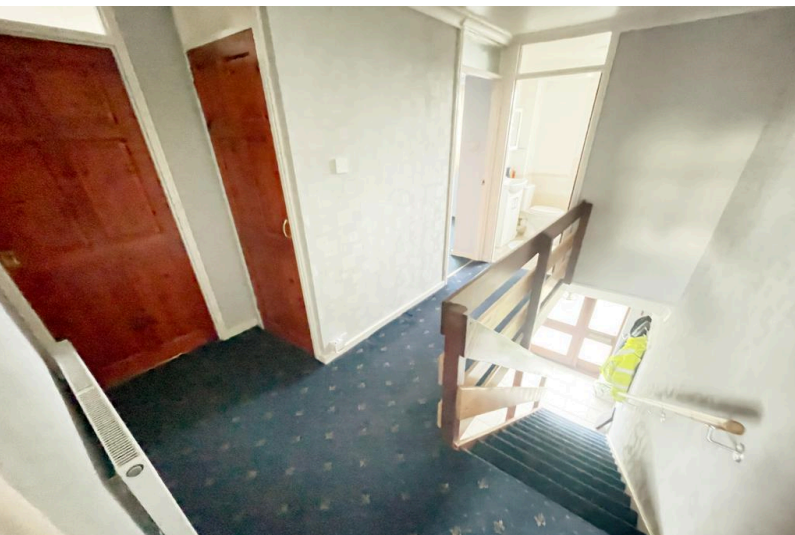
Location

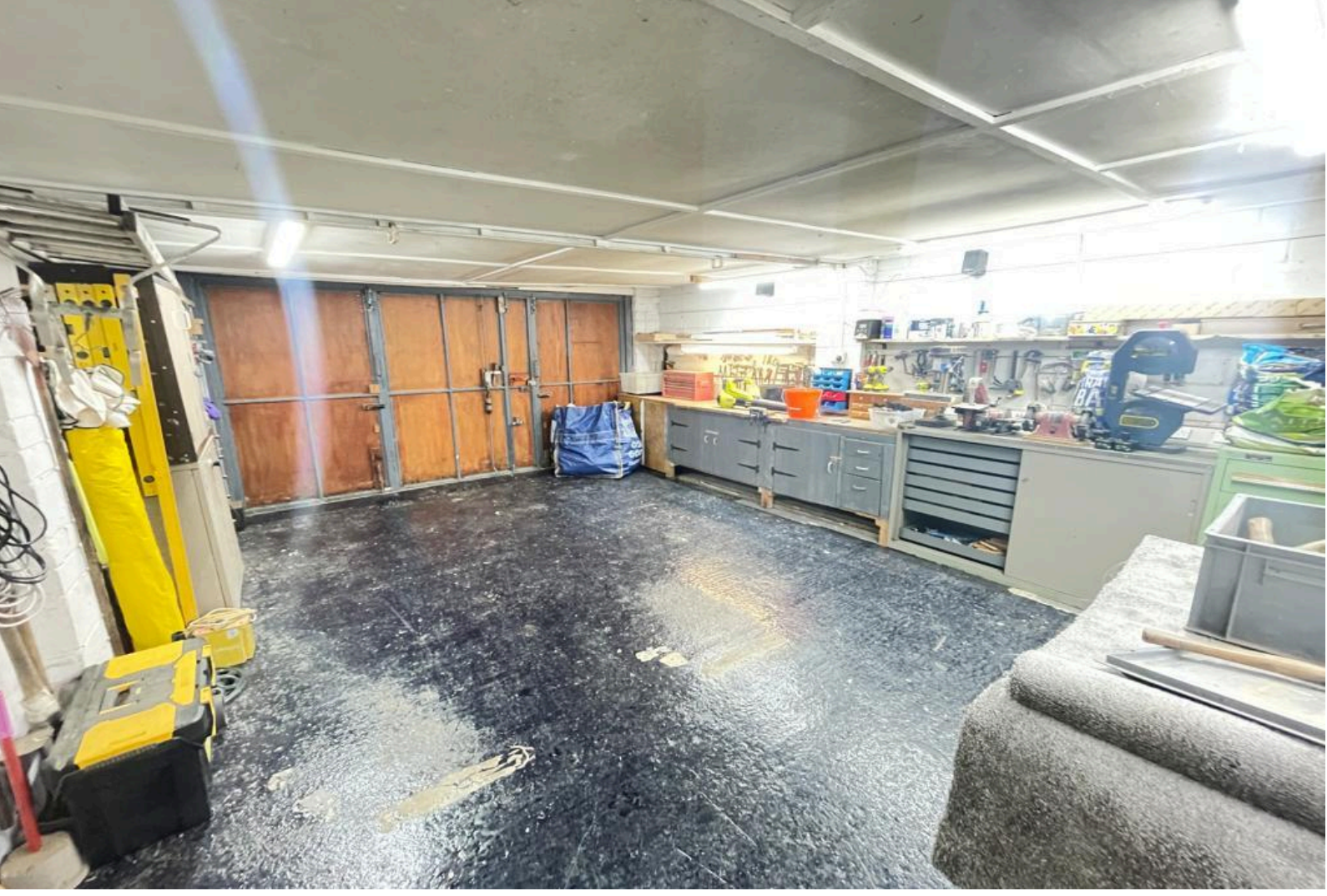
Set in a popular residential area, Russell Road enjoys excellent transport links, close proximity to local amenities, schools, and green spaces. The location offers a blend of convenience and community, making it an ideal choice for a variety of buyers.

Summary

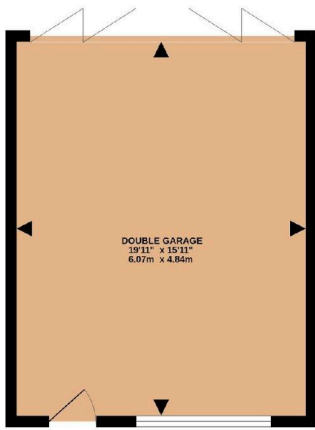
Offering generous living spaces, a lovely garden, and the unique benefit of a versatile oversized double garage/workshop, this home is brimming with potential. Whether you're looking for a family home or a property with additional storage and functionality, this home is sure to impress.

To arrange your viewing, contact us today on 01202 519761.

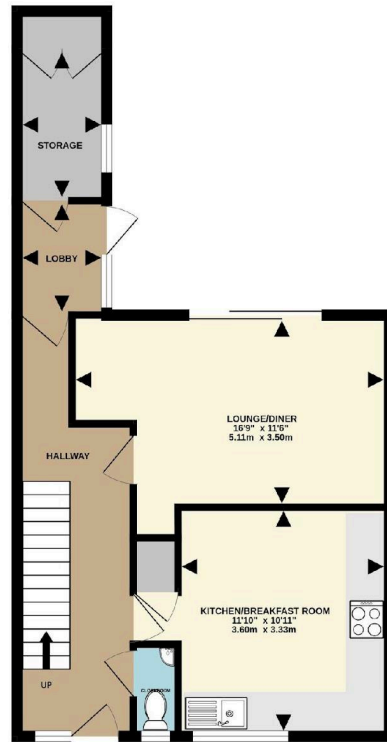




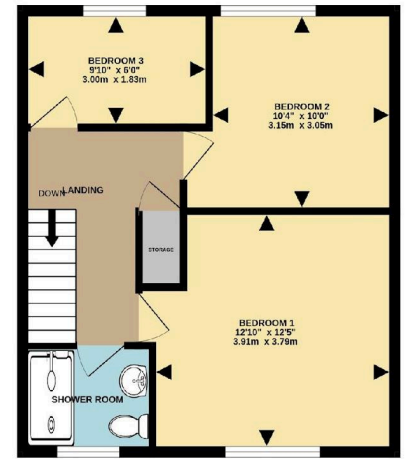
OUTBUILDING
316 sq.ft. (29.4 sq.m.) approx.



GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
440 sq.ft. (41.6 sq.m.) approx.

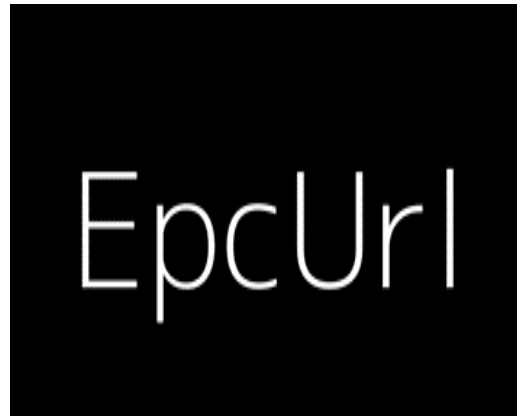


TOTAL FLOOR AREA: 1265 sq.ft. (117.5 sq.m.) approx.

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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