

Energy Efficiency Rating	
Current	Potential
86	86
71	
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, floors 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 MetreX (2018)



South Kinson Drive, Bournemouth, Bournemouth, Dorset



Extensively refurbished 2-bedroom property in immaculate condition located in Kinson

External porch leading to hallway with access to lounge and stairs

Lounge:

- Spacious room with two south-facing UPVC double glazed windows
- Tiled feature chimney breast, laminate wood flooring, painted ceiling with convex covering
- Power points, TV and cable points, additional storage cupboard

Kitchen diner:

- Bright and stylish room with modern fitted kitchen
- UPVC double glazed window overlooking rear garden, double glazed French doors to garden
- U-shaped layout with integrated Miele ovens, induction hob, stainless steel extractor fan
- Stainless steel sink, integrated fridge, dishwasher, space for washing machine
- Granite Kitchen worktops, wall mounted and base units for storage
- Boiler cupboard offering additional storage
- Underfloor heating
- Fitted wine cooler fridge

Carpeted stairs leading to landing with access to:

Master bedroom:

- o Double bedroom with two south-facing UPVC double glazed windows
- o Feature wall, built-in storage cupboard, built-in and fitted wardrobes
- o Gas central heating, power points, TV points

Bedroom 2:

- o Good-sized double room with UPVC double glazed window overlooking garden
- o Built-in and fitted wardrobes, gas central heating, power points, feature wall

Bathroom:

- o Modern suite with bath (fountain tap, retractable shower hose)
- o WC, separate walk-in shower with overhead shower, vanity sink, heated towel rail
- o UPVC double glazed frosted glass window overlooking rear garden

Rear garden:

- Neatly landscaped with two patio areas, lawn, plant and shrub borders
- Log-style cabin with lighting and electricity, outdoor pizza oven, timber shed for storage
- Side gate with access to the front

Front of property:

- Off-road parking for multiple cars, small garden laid to lawn
- Council Tax Band B

- Vendor suited



Offers In Excess Of £300,000

Clarkes Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk
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