



Horsham Avenue

Bournemouth, BH10 7JD

Offers In Excess Of
£280,000

- Well Presented Semi Detached House
- Two Bedrooms
- Modern Kitchen
- Updated Bathroom
- Front And Rear Gardens
- Off Road Parking
- Waking Distance To Local Amenities
- No Forward Chain



HOUSE & SON

House & Son, Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

This well-presented two-bedroom semi-detached house combines practical living with a homely feel. Featuring a modern kitchen, updated bathroom, and both front and rear gardens, it also benefits from off-road parking and gas central heating. Conveniently located within a level walk of Kinson's shops, services, and transport links, the property is offered with no forward chain.

Ground Floor

On entering, the hallway provides useful under-stairs storage and leads through to the main reception rooms.

Lounge/Diner

A bright and inviting space with a front aspect bay window and wood flooring, ideal for both relaxing and entertaining.

Kitchen: A modern fitted kitchen with a good range of cupboards, marble-effect worktops, and an integrated fridge and freezer. The room also offers a breakfast bar, built-in oven, hob with extractor, space for a washing machine, and a rear aspect window overlooking the garden.

First Floor

The landing gives access to two bedrooms and the bathroom.

Bedroom One

A spacious double with a front aspect bay window and radiator.

Bedroom Two

Rear aspect, suitable as a bedroom, guest room, or study.

Bathroom: A modern white suite including a panelled bath with shower, pedestal wash basin, and WC. Complemented by part-tiled walls, heated towel rail, and extractor fan.

Outside

Front Garden: Laid to hardstanding to provide useful off-road parking, enclosed by a brick and panel fence.

Rear Garden: A private outdoor space with a decked seating area, lawn, and patio at the far end. The garden is enclosed by fencing, making it safe and secure.

Services and Utilities

Mains Gas, Electric, Water, and Sewerage

Broadband available up to 1000mbps

Good mobile signal

Driveway with dropped kerb

Standard construction

Solar Panels: None

Flood and asbestos risk: Low

RECEPTION HALLWAY

GROUND FLOOR WC

LOUNGE/DINER

13' 01 into bay" x 10' 03" (3.99m x 3.12m)

KITCHEN/BREAKFAST ROOM

10' 06" x 10' 04" (3.2m x 3.15m)

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

12' 07 into bay" x 10' 04" (3.84m x 3.15m)

BEROOM TWO

10' 03" x 7' 04" (3.12m x 2.24m)

BATHROOM





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

Find an energy certificate (i)

English | [Cymraeg](#)

Energy performance certificate (EPC)

50a Horsham Avenue BOURNEMOUTH BH10 7JD	Energy rating C	Valid until: 15 February 2034 Certificate number: 0340-2326-6320-2994-8475
---	---------------------------	---

Property type	End-terrace house
Total floor area	62 square metres

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.houseandson.net

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements