



Kingswell Road

Bournemouth, BH10 5DG

Guide Price £290,000 -
£310,000

- No Forward Chain - Freehold
- Detached Three Double Bedroom House
- 45ft Frontage and Two Driveways
- 18ft x 13ft Kitchen/Diner
- Ground Floor Cloakroom
- South Facing Private Garden
- Detached Garage
- Generous Plot - Scope to Extend/Enlarge (stpp)



HOUSE & SON

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Guide Price £290,000 - £310,000 Freehold. House & Son are delighted to offer for sale this detached home in the sought-after school catchment areas of Glenmoor School, Winton Boys, Bourne Academy, and St. Mark's Primary School.

An impressive plot with dual driveway and detached garage, coupled with a mature hedge screened private south-facing garden to the rear. This home offers versatile accommodation with a 'heart of the home' kitchen/diner, separate lounge to the front, and a ground-floor WC. There are three first-floor double bedrooms and first first-floor

bathroom.

Reflective to price, this home requires general updating, offering an affordable home in this sought-after residential location. Situated within close proximity to good local schools, recreational parks and travel links to further afield. This property is not to be missed!

ENTRANCE

Front door to entrance hall.

ENTRANCE HALL

14' 9" x 6' 0" (4.5m x 1.83m)

Double closet. Understair storage.

GROUND FLOOR WC

Low-level WC. Window to the side.

LOUNGE

11' 8" x 11' 6 into bay recess" (3.56m x 3.51m)

Bay window to the front. Tall ceilings. Feature fireplace. Radiator. Wall light points.

KITCHEN/DINER

18' 0" x 13' 5 max overall room size" (5.49m x 4.09m)

DINING AREA

Double-glazed window to the rear, view over south-facing garden. Tiled fireplace surround. Step up hearth. Archway into the kitchen area.

KITCHEN AREA

Double-glazed window to the rear, view over the south-facing. Double drainer stainless steel sink unit, taps over.

Fitted glass-fronted display unit, fitted base units incorporating drawers. Space for cooker, space for fridge/freezer, space and plumbing for washing machine. Wall-mounted gas-fired boiler. Door to outer lobby/enclosed porch.

LOBBY/ENCLOSED PORCH

UPVC panelled door with double-glazed windows and sliding door access.

STAIRS TO FIRST FLOOR LANDING

Accessed via the entrance hall. Returning stairs to the first-floor landing. Double-glazed window to the side.

BEDROOM ONE

11' 9" x 11' 5 max" (3.58m x 3.48m)

Double-glazed bay window to the front. Radiator. Built-in

closet.

BEDROOM TWO

13' 6" x 9' 7" (4.11m x 2.92m)

Double-glazed window to the rear. Radiator. Built-in wardrobe.

BEDROOM THREE

9' 6" x 8' 0" (2.9m x 2.44m)

Double-glazed window to the rear. Built-in vanity and drawers. Closet/wardrobe to the side.

BATHROOM

Obscure double-glazed window to the front. Enamelled bath, taps over and fitted shower. Tiled walls. Pedestal wash hand basin. Low-level WC. Access to the loft.

OUTSIDE FRONT

Screening hedge to the front boundary.

DUAL DRIVEWAY

Two driveways to this property, to either side of this detached house (approximately 13ft x 11ft).

GARAGE

The left-hand drive way extends through the dual-opening 6ft gate to the single detached garage. Up and over door. Separate power supply.

REAR GARDEN

South-facing, private, screened garden. Patio terrace abutting the rear of the property. Several steps onto the level lawned garden area with mature borders to the side and rear. Outside tap.





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)

121 Kingswell Road BOURNEMOUTH BH10 5DG	Energy rating D	Valid until 3 November 2034
	Certificate number	9034-8529-6406-0634-3202

Property type	Detached house
Total floor area	77 square metres

OFFICE

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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