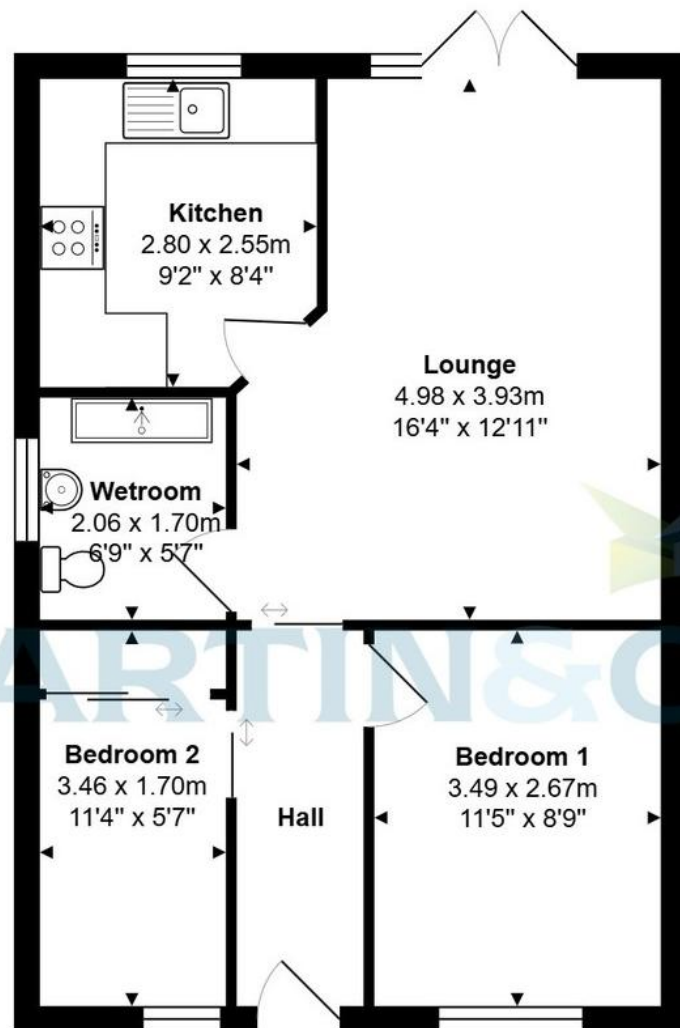


Property Location Kinson



Total Area: 49.1 m² ... 529 ft²

All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Kinson, Bournemouth

Guide Price £300,000

Martin & Co Poole

• 109 Commercial Road • Poole • BH14 0JD
T: 01202 710171 • E: poole@martinco.com

01202 710171

<http://www.poole.martinco.com>



Semi-Detached

Two Bedrooms

Disabled Access

South Facing Garden

Double Bedroom

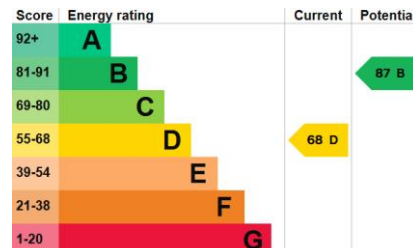
Spacious Lounge

Separate Kitchen

Conservatory

Single Garage

No Forward Chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This charming two-bedroom end-of-terrace bungalow is nestled at the end of a peaceful cul-de-sac and being a short walk from local amenities. The bungalow comprises two well-proportioned bedrooms. The second bedroom benefits from fitted wardrobes, offering convenient storage solutions. The wet room is fully equipped with a toilet, sink, and shower, designed for ease of use and accessibility.

There is an open-plan lounge/dining room that is both spacious and inviting. Double doors lead directly to the south-facing garden, allowing natural light to flood the space and offering seamless indoor-outdoor living. The modern kitchen is equipped with floor-to-ceiling units, providing ample storage, and features a sink positioned to overlook the garden.

Externally, the property boasts a south-facing garden that is part patio and part grass, providing a versatile outdoor space perfect for relaxation or entertaining. The bungalow is designed with disabled access in mind, ensuring ease of movement throughout the property.

Offered with no forward chain, this bungalow presents a rare opportunity for those seeking a move-in-ready home in a desirable location.



Agent's Notes:
Tenure – Freehold
EPC – D
Council tax band - C

Restrictive Covenant:

"The Purchaser (to the intent and so that the said covenant shall be binding on the land transferred into whosoever hands the same may come and 7 may ensure for the benefit of the Vendor and his successors in title to the Canford Estate or any part or parts thereof) will enter into a covenant with the Vendor to observe and perform the restrictions conditions and stipulations set forth in the First and Second Parts of the Third Schedule hereto PROVIDED ALWAYS that the Vendor reserves to himself the right to alter modify release or dispense with the said restrictions conditions and stipulations or any of them or the plotting's upon all or any part of his Estate and of otherwise dealing with or developing his estate independently of and free from the said restrictions and stipulations or any of them as he shall in his uncontrolled discretion think fit and the right to enforce or waive the above restrictions stipulations and conditions shall not pass to the Purchaser of any other portions of his said Estate unless it shall be declared in the conveyance it is intended to pass thereby and no building scheme is hereby created"

