



RUSSEL ROAD, KINSON, BH10 7HE

Guide Price £290,000 - £310,000



**** Guide Price £290,000 - £320,000 ****

**** Offered With Vacant Possession ****

A spacious three-bedroom semi-detached home now requiring some modernisation, set on a generous plot with a large southerly-facing rear garden, attached garage and no forward chain.

The accommodation centres around a generous through sitting/dining room, providing an excellent family living and entertaining space, with a bay window to the front and direct access onto the rear garden. There is also a kitchen with adjoining rear porch, together with a ground floor cloakroom and welcoming reception hall.

Upstairs are three well-proportioned bedrooms, including two generous doubles with built in wardrobes, together with a bathroom and separate WC.

A real feature of the property is the substantial southerly-facing rear garden, enjoying a sunny aspect and offering plenty of space for outdoor dining, entertaining and family life. Predominantly laid to lawn with mature borders, there is also a garden shed and rear access to the garage. A useful enclosed rear porch sits just off the kitchen, providing a practical additional space with access directly into the garden.

To the front, off-road parking leads to the attached garage, which has power and lighting together with useful direct access to the rear garden.

Offering considerable potential to update and personalise, this is an excellent opportunity to create a lovely long-term family home. Conveniently positioned between Kinson and Northbourne, the property is well placed for local shops, schools and open spaces, with good transport links to Bournemouth, Poole and the surrounding area.

TENURE: Freehold - COUNCIL TAX BAND: C - EPC RATING: D



- Vacant Possession
- Ideal First Project
- Large Southerly Garden
- 3 Bedrooms
- Ground floor W/C
- Fitted Kitchen
- Family bathroom with sepearate W/C
- Popular Location
- Garage and off Road Parking
- Council Tax band C - EPC D



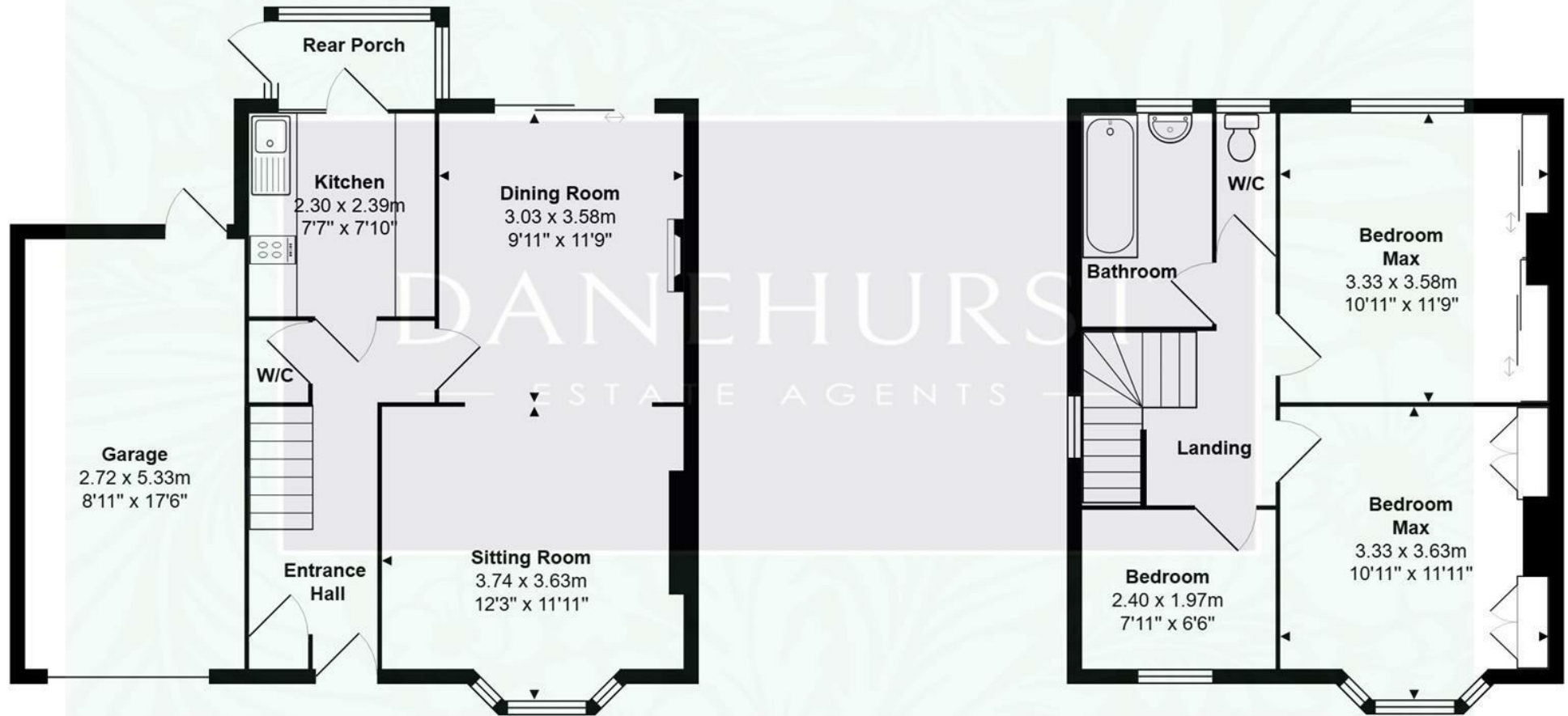


Location

The property is well placed for everyday amenities, with Tesco Superstore and Costa Coffee on Wimborne Road around 250 metres away. Kinson offers a wider selection of shops and services, while Castlepoint retail park is within easy reach. Bournemouth Airport and the A31 are also conveniently accessible, making this a practical location for both local amenities and wider travel connections.



Russel Road, Bournemouth, BH10 7HE



All measurements are approximate and for display purposes only





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