



Q | Quinn & Co
ESTATE AND LETTING AGENTS

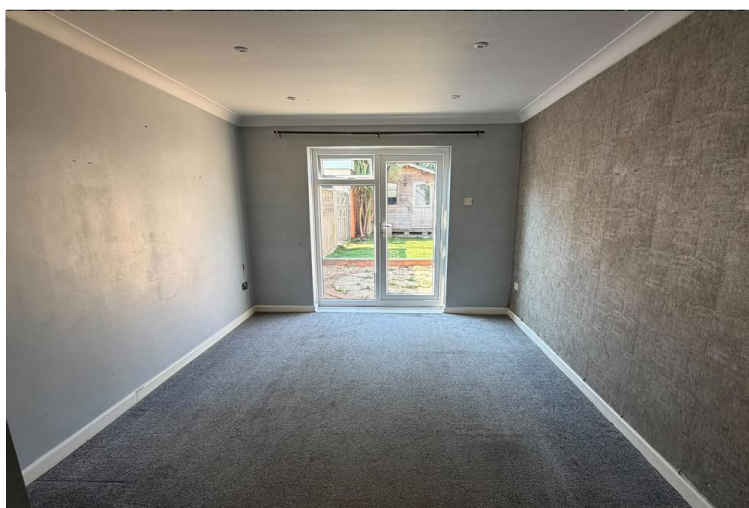
South Kinson Drive, Bournemouth

- Three bedrooms (one on the ground floor)
- Spacious lounge/diner
- Downstairs WC
- Double garage

Offers Over £260,000
EPC Rating 'D'



25 South Kinson Drive, Bournemouth, BH11 8AB



Property Description

Three Double Bedroom Semi-Detached House | Corner Plot | Double Garage | Southerly Facing Garden | No Forward Chain

A well-proportioned three double bedroom semi-detached house occupying a generous corner plot and conveniently situated within easy reach of both Bournemouth and Poole. The property offers spacious and versatile accommodation, excellent outside space and the benefit of a double garage, off-road parking and no forward chain.

The ground floor comprises a spacious lounge/diner with access to the rear garden, providing a good-sized reception space for both relaxing and entertaining. The kitchen benefits from a useful side aspect window, allowing plenty of natural light into the room.





There is also a ground floor double bedroom with a rear aspect window and fitted wardrobe, together with a useful understairs storage cupboard. A downstairs WC completes the ground floor accommodation.

Upstairs, there are two further double bedrooms, both benefiting from fitted wardrobes. The master bedroom is served by an ensuite, while a family bathroom completes the first floor.



Outside, the property occupies a corner plot and offers a good range of external features. To the front is a garden with pathway leading to the front entrance. Off-road parking to the side, accessed via an electric gate. The electric gate is currently not operational and requires a new motor. To the side is a sunny decking area, providing an excellent space for outdoor seating and entertaining.

The low-maintenance rear garden enjoys a southerly aspect and incorporates a useful cabin/summerhouse, ideal for storage, a home office or hobby space. Further benefits include a double garage measuring approximately 6.02m x 5.29m, providing excellent additional storage and parking facilities.



The property is offered for sale with no forward chain.

Council Tax Band: B

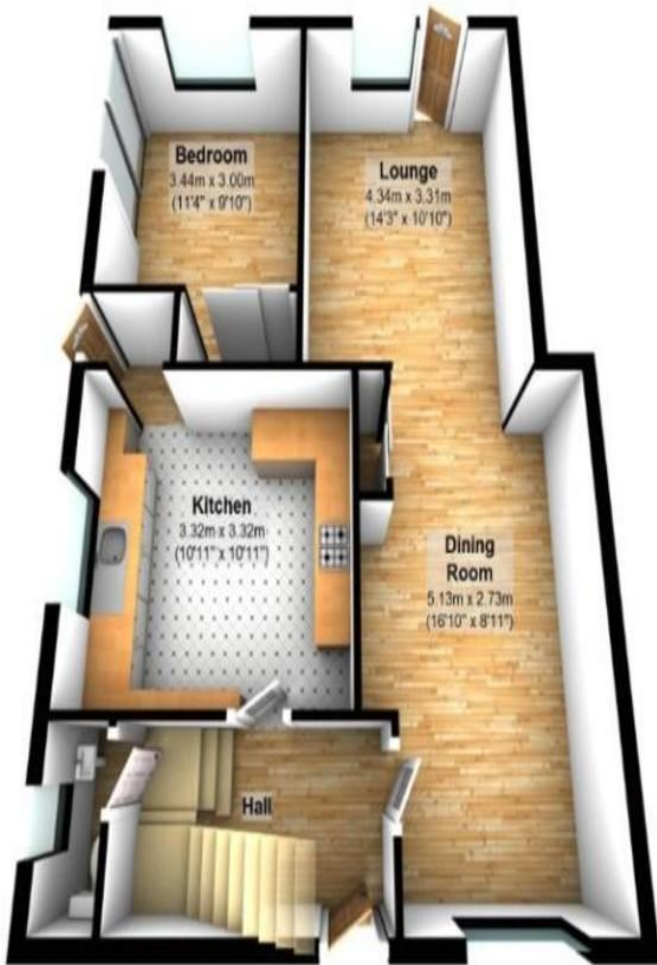






Ground Floor

Approx. 65.0 sq. metres (700.2 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.8 sq. feet)



413-415 Charminster
Road
Bournemouth
Dorset
BH8 9QT

www.quinnandco.co.uk
sales@quinnandco.co.uk
01202 512299

Consumer Protection from Unfair Trading Regulations 2008.

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. 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 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.