



1556 Wimborne Road, Kinson BH11 9AQ

Offered for sale with the benefit of No Forward Chain, is this rare opportunity to purchase a one bedroom semi-detached bungalow with a generous driveway, front garden and sunny rear garden.

EPC: 67 Council Tax Band: B Price: £215,000 Freehold

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Key Features

- NO FORWARD CHAIN
- CONVENIENT LOCATION
- GAS FIRED HEATING WITH RADIATORS
- UPVC DOUBLE GLAZING
- AMPLE OFF ROAD PARKING
- GOOD SIZE GARDENS
- ONE BEDROOM
- MODERN WET ROOM

The Property

Situated in a very convenient location within a level walk to numerous amenities is this one bedroom semi-detached bungalow. Road links provide easy access to the centres of Poole, Wimborne and Bournemouth, with bus services located nearby.

The property benefits from gas fired heating with radiators and UPVC double glazing, and the accommodation comprises of an entrance vestibule leading to a reception hall with a loft hatch and ladder giving access to the roof space. The lounge has windows to the front aspect and French doors opening to a conservatory, which was used by the owner as a dining area. The kitchen overlooks the rear garden and opens to a side utility area with doors to the back garden and also to the front driveway. The main

bedroom overlooks the front aspect and a cupboard conceals the Worcester combination boiler serving the heating and hot water supply. There is a modern wet room with WC and wash hand basin and a contemporary glazed shower screen dividing the shower area.

To the front of the property there is a generous area of garden which has been laid to gravel and lawn with established shrubs and a rendered wall to the front boundary. There is a tarmac driveway which is in good condition and provides off road parking for a number of vehicles. To the rear there is a paved patio area leading to a pathway to a shed located to the rear of the garden, and then the garden has been laid to lawn with planted borders and is enclosed by fencing.

Ground Floor Approx. 60.6 sq. metres (652.7 sq. feet)



Total area: approx. 60.6 sq. metres (652.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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