





## HOUSE & SON

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This well-presented two-bedroom semi-detached house combines practical living with a homely feel. Featuring a modern kitchen, updated bathroom, and both front and rear gardens, it also benefits from off-road parking and gas central heating. Conveniently located within a level walk of Kinson's shops, services, and transport links, the property is offered with no forward chain.

### Ground Floor

On entering, the hallway provides useful under-stairs storage and leads through to the main reception rooms.

### Lounge/Diner

A bright and inviting space with a front aspect bay window and wood flooring, ideal for both relaxing and entertaining.

**Kitchen:** A modern fitted kitchen with a good range of cupboards, marble-effect worktops, and an integrated fridge and freezer. The room also offers a breakfast bar, built-in oven, hob with extractor, space for a washing machine, and a rear aspect window overlooking the garden.

### First Floor

The landing gives access to two bedrooms and the bathroom.

### Bedroom One

A spacious double with a front aspect bay window and radiator.



## Bedroom Two

Rear aspect, suitable as a bedroom, guest room, or study.

**Bathroom:** A modern white suite including a panelled bath with shower, pedestal wash basin, and WC. Complemented by part-tiled walls, heated towel rail, and extractor fan.

## Outside

**Front Garden:** Laid to hardstanding to provide useful off-road parking, enclosed by a brick and panel fence.

**Rear Garden:** A private outdoor space with a decked seating area, lawn, and patio at the far end. The garden is enclosed by fencing, making it safe and secure.

## Services and Utilities

Mains Gas, Electric, Water, and Sewerage

Broadband available up to 1000mbps

Good mobile signal

Driveway with dropped kerb

Standard construction

Solar Panels: None

Flood and asbestos risk: Low

## RECEPTION HALLWAY

## GROUND FLOOR WC



## LOUNGE/DINER

13' 01 into bay" x 10' 03" (3.99m x 3.12m)

## KITCHEN/BREAKFAST ROOM

10' 06" x 10' 04" (3.2m x 3.15m)

## STAIRS TO FIRST FLOOR LANDING

## BEDROOM ONE

12' 07 into bay" x 10' 04" (3.84m x 3.15m)





## **BEROOM TWO**

**10' 03" x 7' 04" (3.12m x 2.24m)**

## **BATHROOM**

## **DISCLAIMER**

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

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## Energy performance certificate (EPC)

56a Horsham Avenue  
BOURNEMOUTH  
BH10 7JD

Energy rating

C

Valid until:

15 February 2034

Certificate number:

0340-2324-9320-2994-8475

Property type

End-terrace house

348 Wimborne Road, Bournemouth,  
Dorset, BH9 2HH

[www.houseandson.net](http://www.houseandson.net)  
[winton@houseandson.net](mailto:winton@houseandson.net)  
01202 244844

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