



# 27 Kings Park Road

Bournemouth

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Character House With Period Features
- Six Bedrooms And Two Bathrooms
- Stylish Modern Kitchen With Open Dining Room
- Bright And Airy Lounge With Feature Fireplace And Log Burner
- Downstairs Shower Room And Study
- Conservatory With Views Out To Rear Garden
- Off Road Parking And Garage
- Southerly Facing Rear Garden With Direct Access To Kings Park Playing Field
- Close Proximity To Local Schools, Amenities, JP Morgan, Bournemouth Hospital
- Great Transport Links To Surrounding Areas And Further Afield



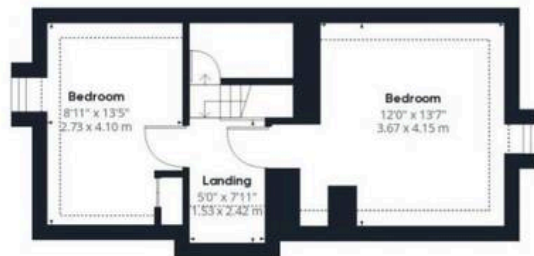




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

2139.42 ft<sup>2</sup>

198.76 m<sup>2</sup>

**Reduced headroom**

85.33 ft<sup>2</sup>

7.93 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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