



129 Kinson Road, Bournemouth, BH10 4DG



A traditional 3 bedroom, 2 reception room, 2 bathroom detached house standing on a large plot approaching ¼ acre offering fantastic potential, and no onward chain.

- Reception hall
- Sitting room
- Dining room
- Kitchen
- Ground floor shower room
- 3 bedrooms
- Large family bathroom
- Detached garage and outbuilding
- Driveway parking for several cars
- Large garden
- Gas central heating
- Modernisation required

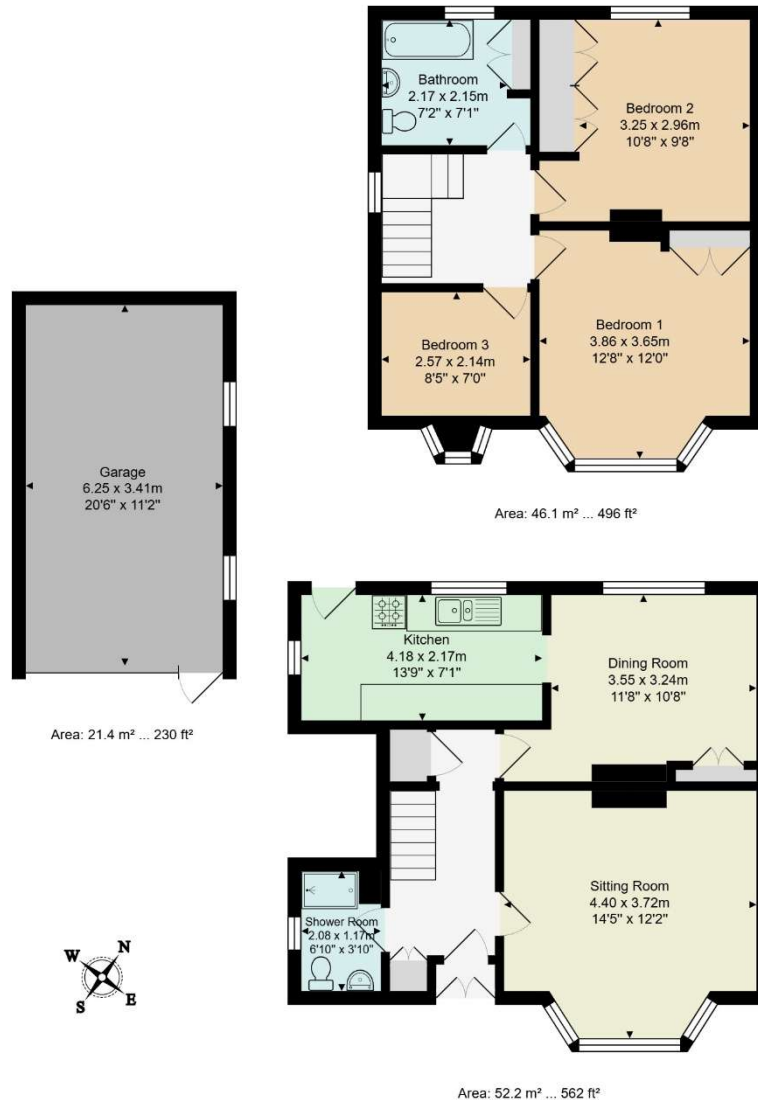
GUIDE PRICE:

£400,000 - £425,000 (Freehold)

EPC RATING:

Band – D





Situated on a substantial plot of approximately 0.23 acres, this traditional detached house presents a rare opportunity to acquire a family home offering excellent scope for extension or reconfiguration, subject to the necessary consents. Whilst well maintained over the years the house does now require modernisation. It enjoys some far reaching views from the first floor and is ideally suited to purchasers seeking space and potential.

The accommodation is arranged over two floors and offers well-proportioned, flexible living space that is ideal for family occupation.

On the ground floor, an entrance hall provides access to the principal rooms. There is a comfortable sitting room positioned to the front of the property, complemented by a separate dining room which lends itself well to both everyday family living and more formal entertaining.

The kitchen overlooks the rear garden and offers a basic range of base and eye level units with space for various appliances and there is a wall mounted gas fired boiler.

To the first floor, the property offers three bedrooms, together with a large family bathroom. From the upper floor there are some pleasing far reaching views towards Bournemouth, which enhance the sense of space and outlook.

Externally, the house occupies a notably large plot, which is a particular feature and key attraction. To the front of the property there is driveway parking for several vehicles, leading to a large detached garage. The rear garden is extensive and laid mainly to lawn, providing an excellent degree of privacy and space. A range of sheds and outbuildings are positioned within the garden, offering storage and further potential, while the overall size of the plot allows considerable scope for landscaping, extension or enhancement, subject to planning permission.

Overall, the property represents an exciting opportunity to purchase a traditional detached home set within a substantial plot, offering space, potential and long-term value. With its generous accommodation, extensive gardens and scope for modernisation, the property is ideally suited to buyers seeking to create a bespoke family home in a well-established Bournemouth location.

ADDITIONAL INFORMATION

Council tax – D



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

For more information or to arrange a viewing please contact us;

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