



**432 Kinson Road, Kinson,**  
**Bournemouth, Dorset, BH10 5EY**

**Asking Price £310,000 FREEHOLD**

An Extended 2 Bedroom Detached Bungalow located only a Short Level Walk to the Local Kinson Shops. The Property is Offered with Vacant Possession and Viewing is Recommended.

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Partners: Mr. G.R.Hansford & Mr. I.M.Galton





- Entrance Porch
- Entrance Hall
  - Lounge
- Dining Room
  - Kitchen
- 2 Bedrooms
- Shower Room/WC

**UPVC Double Glazing, Gas Central Heating (NT),  
2 Linked Reception Rooms, Gardens, Driveway,  
Parking, Short Level Walk to Kinson Shops,  
No Forward Chain, Vacant Possession,  
Viewing Recommended, Sole Agents.**

The accommodation with approximate room measurements comprises:

Recessed **ENTRANCE PORCH**. Quarry tiled step, outside light, leaded light UPVC frosted double glazed door leading to:

**ENTRANCE HALL** Cupboard housing electric meter and trip switches, central heating radiator, built in storage cupboard, power points, loft entrance to roof space with fitted loft ladder, picture rail, coved and artexed ceiling, ceiling light point. Doors leading to:

**LOUNGE 12' x 10'10** Feature brick Fireplace with hardwood mantle shelf and stone hearth, fitted coal effect gas fire (NT), power points, picture rail, UPVC double glazed side aspect window, stained glass leaded light porthole style window to side aspect, central heating radiator, coved and artexed ceiling, ceiling light point. Archway leading to:

**DINING ROOM 18'2 x 9'** UPVC double glazed windows to rear aspect, UPVC double glazed french door giving access to rear garden, 2 x central heating radiators, power points, TV Aerial connection, wall light points, coved and artexed ceiling, twin ceiling light points. Further archway leading to:

**KITCHEN 10'8 x 9'6** Part tiled walls, comprising single drainer stainless steel sink unit with mixer taps and cupboards and drawers under, further range of cream fronted wall and floor mounted cupboards and drawers with complementing marble effect roll edge worktop surfaces, built in airing cupboard housing pre-lagged hot water cylinder and fitted with electric immersion heater (NT), plumbing and space for washing machine, wall mounted gas fired central heating boiler (NT), gas cooker connection, wall mounted central heating programmer (NT), space for tall fridge/freezer, power points, extractor fan (NT), coved and artexed ceiling, strip lighting.

**BEDROOM 1 15'1 x 12'6 (max. measurement)** into semi-circular UPVC double glazed front aspect bay window, built in wardrobes with hanging rail and shelving, built in dressing table unit with drawers and cupboards under, wall mounted shelving, central heating radiator, power points, Adam style fireplace with tiled inset, picture rail, naturally coved and artexed ceiling, twin ceiling light points.

**BEDROOM 2 9'9 x 7'10** UPVC double glazed front aspect window, central heating radiator, power points, picture rail, ceiling light point.

**SHOWER/WET ROOM/WC** Fitted electric shower with shower valve and spray (NT), shower rail and curtain, pedestal wash hand basin, low level WC, central heating radiator, anti-slip flooring, frosted UPVC double glazed side aspect windows, coved and artexed ceiling, ceiling light point.

#### **OUTSIDE**

**FRONT GARDEN** Contained within a brick and Californian style wall, approached by double opening wrought iron gates, laid to lawn with well stocked flower and shrub borders. The remainder of the front garden is laid to a block paved hardstanding providing **off-road parking** and giving access to the rear garden.

**REAR GARDEN** Immediately abutting the property is a paved patio area, this in turn leads to the remainder of the garden which is basically laid to 2 lawned areas with a central pathway, flower and shrub beds and borders, wrought iron gate giving access along the side of the property back to the front garden. There is also a timber garden storage shed and a brick built storage shed, an outside water tap and all is contained within a wood panelled boundary fence.

**TENURE:** Freehold **PROPERTY TAX BAND:** C

#### **SERVICES/UTILITIES AND MATERIAL INFORMATION:**

Mains Gas:	Yes	Mains Electric:	Yes	Mains Water:	Yes
Mains Sewerage:	Yes	Broadband:	No	Broadband Speed:	Max1000 mbps
Solar Panels:	No	Solar Type/Ownership:	N/A		
Asbestos Risk:	Low	Poss Location:	N/A		
Flood Risk Area:	Low	Flood last 5 yrs/How:	No		
Community/Service Charge:	Vendor unaware of any.			Mobile Signal:	Good
Restrictions or Easements:	Vendor unaware of any				
Chain/Timescale:	No Forward Chain. Vacant Possession				

The above Services together with associated equipment and fitted appliances (if included) have not been tested by Blackstone Estate Agents and are subject to each of the Authorities' own Regulations. Blackstone have inspected the property solely for the purpose of preparing the property particulars and have not carried out any survey. We have looked into the material information above but cannot confirm total accuracy so any interested party is highly recommended to carry out their own investigations or survey to satisfy themselves on any matters that are specifically important to them.

**DIRECTIONS** From the centre of Kinson proceed along the main Wimborne Road in a westerly direction, and take the 1st turning on the left into Kinson Road. The bungalow is along on the left hand side.

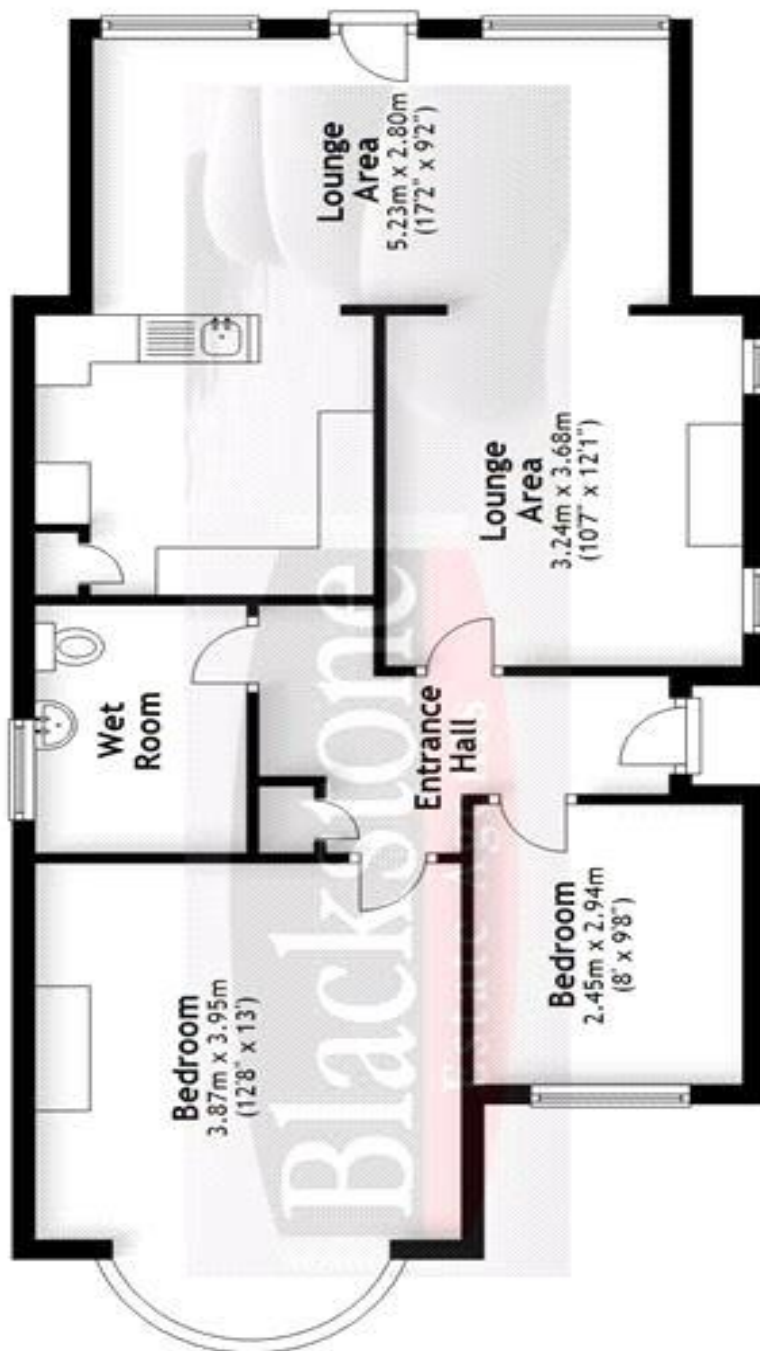






## Ground Floor

Approx. 72.8 sq. metres (783.6 sq. feet)



**Total area: approx. 72.8 sq. metres (783.6 sq. feet)**

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### The Consumer Protection from Unfair Trading Regulation 2008.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions, construction or fitness for purpose. A property survey is highly recommended. No apparatus, equipment, services, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an accompanied appointment to view before travelling to see a property.

The Data Protection Act 1998. Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the team Association Consortium Company of which it is a member and team Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Measured by Blackstone Estate Agents : IMG/PJM 15/02/2024

Viewing of this property is Highly Recommended but is Strictly by Appointment via Blackstone Estate Agents.

To avoid a possible disappointment please Call Blackstone Estate Agents on 01202 582222 without delay to arrange a convenient appointment time to view.

## **OPEN 7 DAYS A WEEK**

MONDAY TO FRIDAY 9.00 AM - 6.00 PM

SATURDAY 9.00 AM - 5.00 PM

SUNDAY 9.00 AM 2.00PM

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