



**1 Magna Close, Bear Cross,**  
**Bournemouth, Dorset, BH11 9NT**

**Guide Price £349,000 Freehold**

**A 3 Bedroom Detached Bungalow in a Cul de Sac Location, on a Corner Plot with Driveway, Garage & Gardens, offered with No Forward Chain.**

1440B Wimborne Road, Kinson  
Bournemouth, Dorset BH10 7AS

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





- Entrance Porch
- Entrance Hall
- Lounge/Diner
  - Kitchen
- Utility Room/Study
  - 3 Bedrooms
  - Shower Room
  - Separate WC

**UPVC Double Glazing, Gas Central Heating (NT),  
3 Bedrooms, Shower Room & Separate WC,  
Utility Room/Study, Driveway & Garage, Gardens,  
Corner Plot, Cul de Sac Location,  
Viewing Advised, Sole Agents, No Forward Chain.**

The accommodation with approximate room measurements comprises:

**ENTRANCE PORCH** Entered via stained glass leaded light frosted UPVC double glazed door with matching frosted side panels, quarry tiled flooring, built in storage cupboard, further UPVC double glazed door leading to:

**ENTRANCE HALL** Built in cloaks cupboard with hanging rail and shelving, built in airing cupboard housing pre-lagged hot water cylinder with fitted electric immersion heater (NT) and slatted shelving for linen, wall mounted central heating programmer (NT), wall mounted central heating thermostat (NT), central heating radiator, loft entrance to roof space, coved and artexed ceiling, twin ceiling light points. Doors leading to:

**LOUNGE/DINING ROOM 18' x 14'3 (narrowing to 11')** Feature focal point tiled fireplace with tiled mantle shelf and hearth, 2 x central heating radiators, UPVC double glazed windows to front and side aspects, power points, TV aerial connection, coved and artexed ceiling, twin ceiling light points.

**KITCHEN 9'6 x 8'6** Part tiled walls, double drainer stainless steel sink unit with mixer taps and cupboards under, further range of both floor and wall mounted cupboards and drawers with complementing worktop surfaces, wall mounted Worcester gas fired central heating boiler (NT), electric cooker connection, space and plumbing for washing machine, space for tall fridge/freezer, power points, UPVC double glazed window to side aspect, coved and artexed ceiling, strip lighting.

**UTILITY ROOM/STUDY 9'10 x 5'** Reinforced polycarbonate roof, frosted UPVC double glazed windows to side aspect, power points, strip lighting.

**BEDROOM 1 13' x 9'4 (to wardrobe fronts).** Superb range of built in wardrobes with mirror fronted sliding doors, hanging rail and shelving, central heating radiator, power points, UPVC double glazed window to rear aspect with UPVC double glazed french door giving access to rear garden, artexed ceiling, ceiling light point and further wall light point.

**BEDROOM 2 12' x 9'** Central heating radiator, UPVC double glazed window to rear aspect, power points, artexed ceiling, ceiling light point.

**BEDROOM 3 8'11 x 8'7 (max. measurements - 'L' shaped)** UPVC double glazed window to front aspect, power points, central heating radiator, artexed ceiling, ceiling light point.

**SHOWER ROOM** Fully tiled walls, fully tiled double sized shower cubicle with fitted MIRA electric shower (NT), glazed shower screen with glazed sliding door, pedestal wash hand basin with mixer taps, central heating radiator, artexed ceiling, ceiling light point.

**SEPARATE WC** Half tiled walls, white suite comprising low level WC, frosted UPVC double glazed window to side aspect, artexed ceiling, ceiling light point.

## **OUTSIDE**

The property has gardens to front, rear and side, being located on a corner plot.

**FRONT GARDEN** Basically laid to a crazy paved hardstanding area with inset flower bed. The **SIDE GARDEN** is again laid to a crazy paved hardstanding with inset flower and shrub beds. There is a concrete driveway providing **off-road parking** and leading to the **Attached Garage**.

**ATTACHED GARAGE** Single garage of brick construction with metal up and over door. Fitted with electric light and power and houses the gas meter. Frosted UPVC double glazed door giving access to the rear garden.

**REAR GARDEN** Immediately abutting the property is a good sized paved patio area with the remainder of the garden being laid mainly to lawn with well stocked flower and shrub beds and borders. There is an aluminium greenhouse, a timber garden shed and the entire rear garden is contained within a wood panelled boundary fence.

**TENURE** Freehold

**PROPERTY TAX BAND** D

**SERVICES** Mains water, sewerage, gas, electric and telephone line are currently connected. These services, associated equipment and fitted appliances have not been tested by Blackstone and are subject to each Authority's own Regulations.

**DIRECTIONS** From the centre of Kinson, proceed along the main Wimborne Road in a westerly direction up to the Bear Cross Roundabout. Go straight over (2nd exit) into Magna Road then take the 1st turning on the right into Bear Cross Avenue. Follow round to the right and Magna Close is the 1st Cul de Sac on the left hand side.

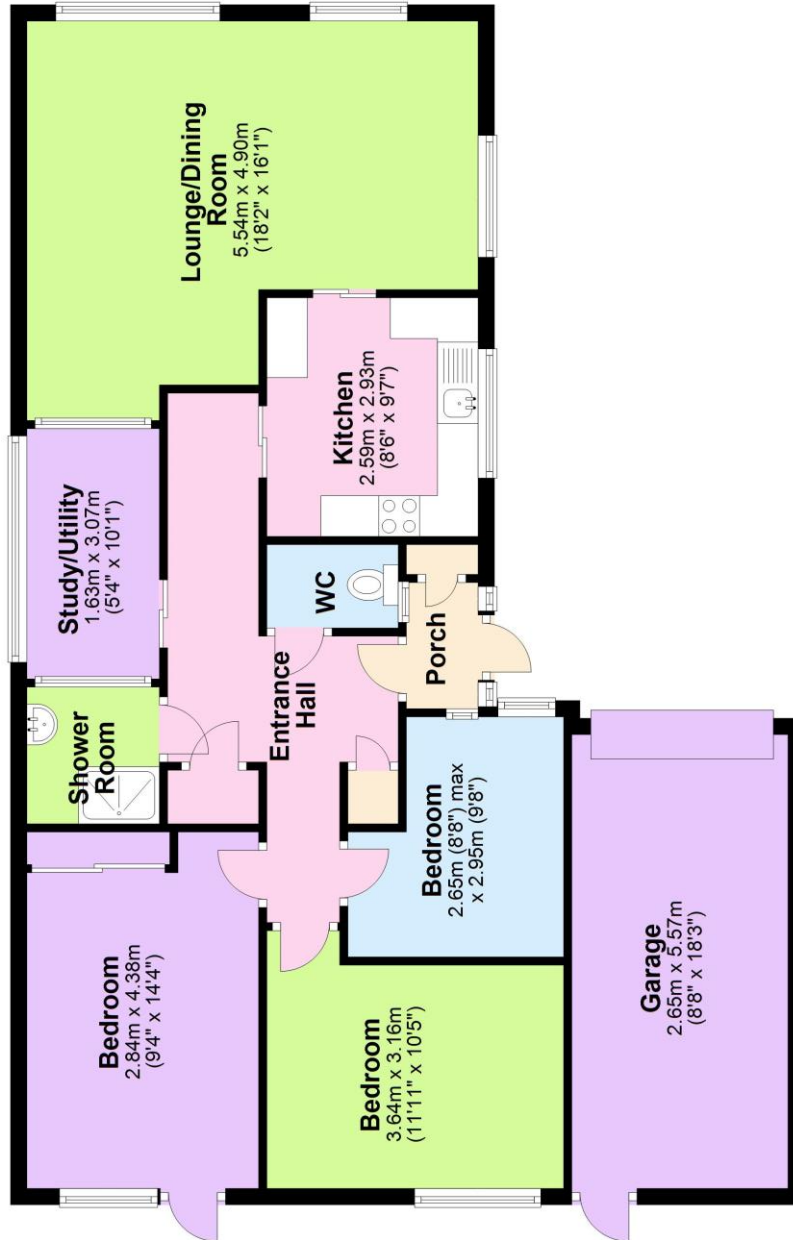






## Ground Floor

Approx. 100.7 sq. metres (1084.2 sq. feet)



Total area: approx. 100.7 sq. metres (1084.2 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>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	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 or fitness for purpose. 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.

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Measured by Blackstone Estate Agents : IMG/PJM 18/02/2023

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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