



**13 Batchelor Crescent, West Howe,**  
**Bournemouth, BH11 8HE**

**Asking Price £310,000 Freehold**

**A Well Presented 3 Bedroom, 1 Large Reception Room, Semi-Detached Family House with South Westerly Facing Rear Garden. Viewing A Must.**

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

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





- Recessed Entrance Porch
  - Entrance Hall
- Lounge/Dining Room
  - Kitchen
- Rear Entrance Lobby
- Ground Floor Outside Cloakroom
  - First Floor Landing
  - 3 Bedrooms
  - Bathroom/WC

**UPVC Double Glazing, Gas Central Heating (NT),  
3 Bedrooms, 1 Large Reception Room,  
Fitted Kitchen, Modern Bathroom,  
Possible Off Road Parking, Viewing Advised,  
Sole Agents, No Forward Chain.**

The accommodation comprises the following approximate room sizes:

**RECESSED ENTRANCE PORCH** with entrance step and outside light leading to UPVC double glazed fanlight entrance door leading to:

**ENTRANCE HALL** Under stairs storage cupboard, central heating radiator with cover, wood effect flooring, stairs to first floor, textured ceiling, smoke detector (NT), ceiling light point. Doors lead to:

**LOUNGE/DINING ROOM 22'10 x 10'10** 1 x double, 1 x single central heating radiator, power points, TV Aerial connection, 3 UPVC double glazed windows to rear aspect, single casement opening door to outside, textured ceiling, twin ceiling light points.

**KITCHEN 9'6 x 9'** Fitted with a range of white fronted units complemented by grey stone effect roll edge worktop surfaces and comprising 5 single base storage cupboards and drawers with roll edge work surface over, inset single drainer stainless steel sink unit with swan neck mixer taps, plumbing and space for washing machine, plumbing and space for dishwasher, recess for electric cooker, stainless steel air purifier over (NT), complementary tiled surrounds, 2 double wall storage cupboards, wall mounted Vaillant gas central heating/hot water boiler (NT), space for tall fridge/freezer, built in larder storage cupboard, door to outside WC and brick lean-to storage shed then on to rear garden.

From the hallway stairs to **FIRST FLOOR** with half landing and half turn.

**LANDING** UPVC double glazed front aspect window, access to loft, cupboard housing pre-lagged hot water cylinder with immersion heater (NT) and shelving for linen. Doors leading to:

**BEDROOM 1 12'7 x 11'** UPVC double glazed window to rear aspect, built in wardrobe/storage cupboard, central heating radiator, power points, flat plastered ceiling.

**BEDROOM 2 10'10 x 9'10** UPVC double glazed window to rear aspect, central heating radiator, power points, flat plastered ceiling, wardrobe recess.

**BEDROOM 3 8'10 x 7'8** UPVC double glazed window to front aspect, power points, central heating radiator, textured ceiling.

**BATHROOM/WC** White suite comprising modern panelled 'shell' bath, Triton Madrid 2 electric shower unit and spray, pedestal 'shell' wash hand basin, close coupled 'shell' level WC, central heating radiator, textured ceiling, ceiling light point, frosted glass UPVC double glazed window to front aspect.

**OUTSIDE FRONT GARDEN** Lawn and large area of concrete hardstanding providing **possible Off-Road Car Parking (no dropped kerb)**. This leads to the property and on to the side screening gate and then to the rear garden.

**REAR GARDEN** Enclosed by timber panelled fencing. Immediately abutting the property is a paved patio area with the remainder of the garden being laid to lawn.

**TENURE** Freehold

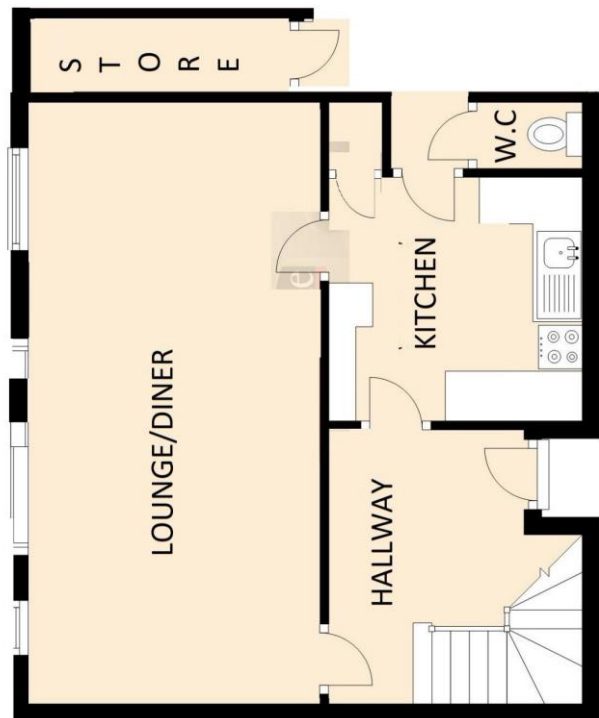
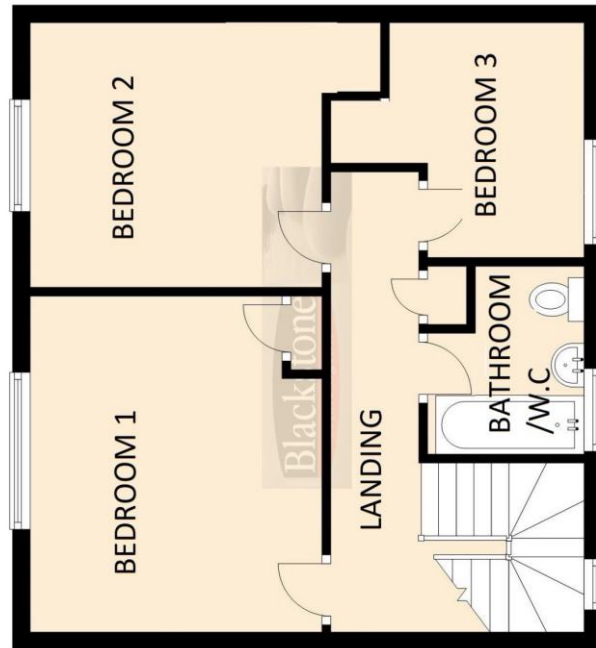
**PROPERTY TAX BAND** C

**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 and take the third turning on the left into Poole Lane. Take the first turning on the left into Moore Avenue and immediately take the first right into Draper Road. Turn left into the Mandale Road extension and immediate right into Maclean Road. Batchelor Road is then the second turning on the left and Batchelor Crescent is then off of that on the right hand side.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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.

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 28/06/2021

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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