

31 BRAMLEY ROAD
KINSON BOURNEMOUTH DORSET BH10 5LU
ASKING PRICE: £278,000 Freehold



An Extended 2 Bed Detached Bungalow with Good Sized Kitchen/Diner and Driveway & Garage close to the Shops at Kinson.

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2 Bed Bungalow in Kinson at £278,000 Freehold

Entrance Porch, Entrance Hall, Lounge, Kitchen/Diner, Bedroom 1, Bedroom 2, Shower Room/W.C.

Gas Central Heating(NT), UPVC Double Glazing, 2 Double Bedrooms,
Off Road Car Parking, Garage, Kitchen/Diner, Shower Room/WC
Close Kinson Shops Sole Agents Viewing Advised

The accommodation with approximate room measurements comprises:

UPVC double glazed Entrance door with stained glass and picture leaded light pane inset, leading to:

ENTRANCE PORCH Ceiling light point, frosted glass door leading to:

ENTRANCE HALL: 'L' shaped. ceiling light point, access to loft via 'Slingsby' style ladder, smoke alarm (NT), central heating radiator, power points, central heating thermostat (NT). Doors leading to:

LOUNGE 15'5 x 10'7 7ft. wide aluminium double glazed sliding patio doors leading to outside, natural wood strip flooring, central heating radiator, power points, TV Aerial connection, feature focal point brick fireplace surround with gas point and 'Living Flame' coal-burn effect gas fire (NT), brick hearth and mantle shelf, telephone point.

KITCHEN/DINER 21'7 x 9'6 **Kitchen Area 10'9 x 9'6** Fitted with a range of white fronted units complemented by grey coachline trim, further enhanced by stone effect roll edge work surfaces and comprising 7 single base storage cupboards and drawers with roll edge work surface over, inset single drainer stainless steel sink unit with mixer swan neck taps, plumbing and space for washing machine, inset 4-ring Homark gas hob (NT), built in BELCO electric oven (NT), air purifier over (NT), complementary tiled surrounds, matching range of 6 single wall storage cupboards incorporating open shelving, further full height larder style storage cupboard housing Worcester gas central heating/instantaneous hot water combination boiler (NT), UPVC double glazed side aspect window, UPVC double glazed frosted glass door leading to outside, spot lighting, telephone point, Leading off: **Dining Area 10'10 x 9'6** Space for table, central heating radiator, smoke alarm (NT), double glazed rear aspect window, flat plastered ceiling, laminate flooring.

BEDROOM 1 15' (into bay) x 10'6 UPVC double glazed bay window to front aspect, central heating radiator, telephone point, dado rail and dado decor, picture rail, textured ceiling, power points.

BEDROOM 2 9'10 x 9'6 UPVC double glazed front aspect bay window, central heating radiator, power points, telephone point.

SHOWER ROOM/WC Part tiled walls, complementing white suite comprising oversized step in shower tray with shower valve and spray (NT) and disabled seat, pedestal wash hand basin, close coupled WC, central heating radiator, UPVC double glazed frosted glass side aspect window, flat plastered ceiling, recessed Halogen low voltage spot lighting, extractor fan (NT).

OUTSIDE FRONT GARDEN Enclosed by a brick boundary wall and mature hedging, mainly laid to a lawned area with flower and shrub beds and borders. There is a concrete driveway providing **Off-Road Car Parking** for a vehicle which then leads past the side of the property to a screening gate and then on to the:

DETACHED GARAGE 20' X 7'10 (Access for a small car) Marley type construction with concrete sections, metal up and over door, personal entrance door,

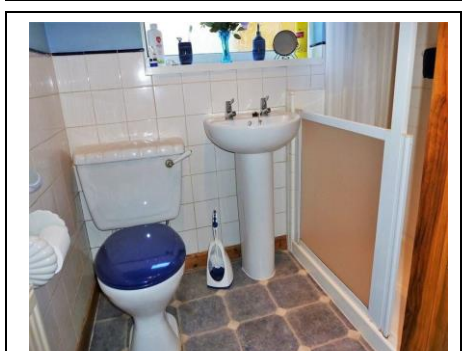
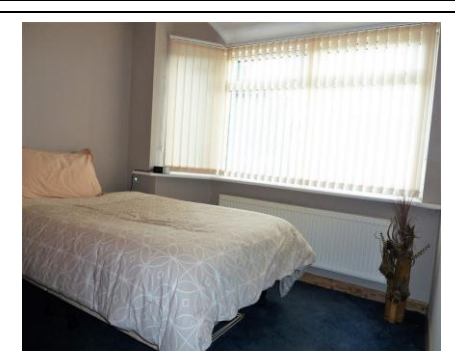
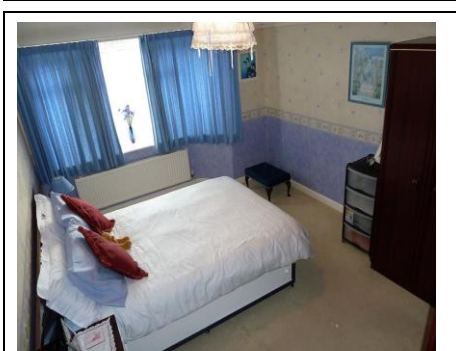
REAR GARDEN: Laid mainly to a lawned area with flower and shrub beds and borders, enclosed by block boundary walling. There is a drying area and immediately abutting the property is a square timber decking area. Exterior lighting, Outside water tap.

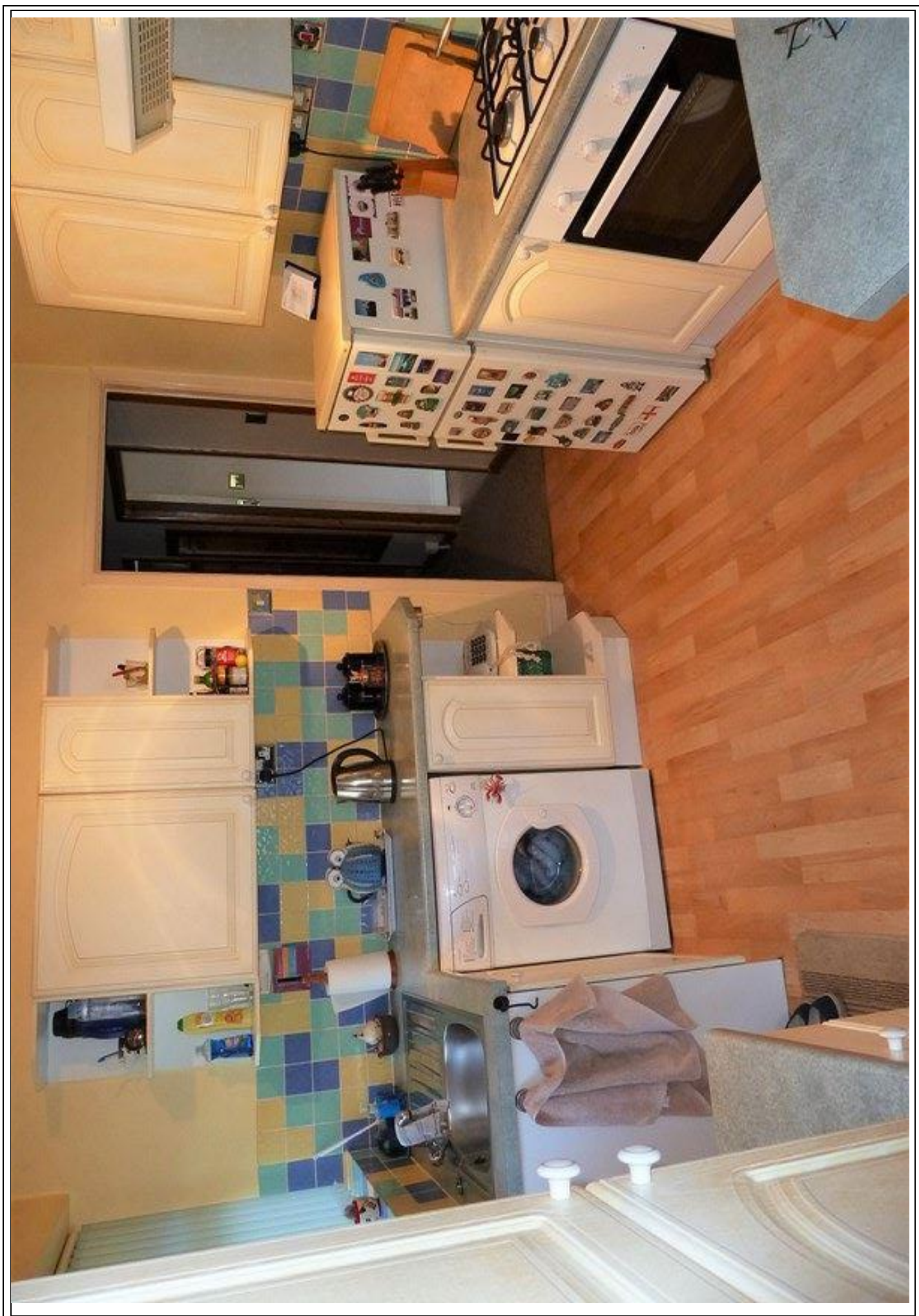
TENURE Freehold

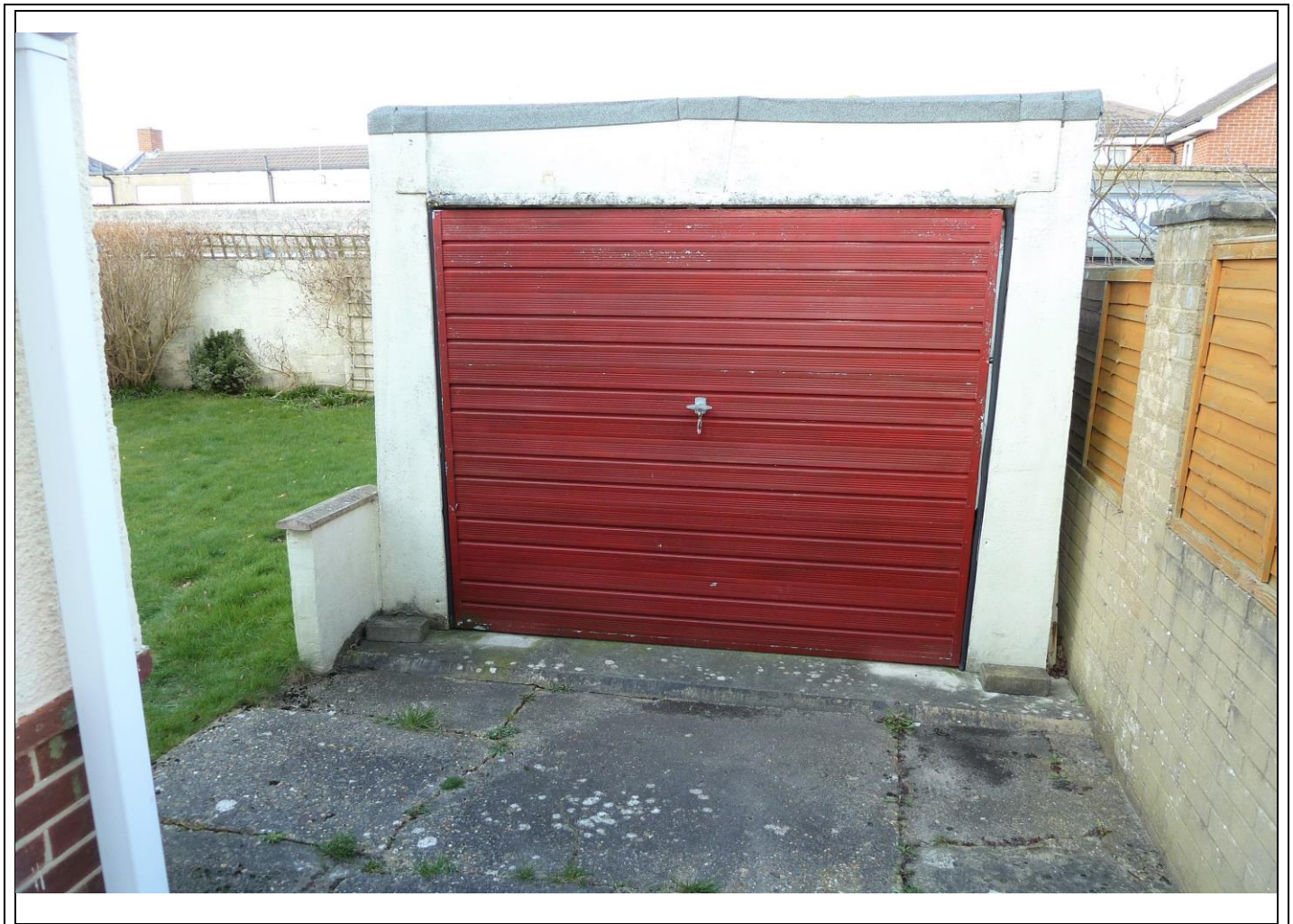
PROPERTY TAX BAND C

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 Wimborne Road in an easterly direction and immediately take the 1st turning on the right into Kitscroft Road, then take the 1st right into Bramley Road and this property is along on the right hand side.

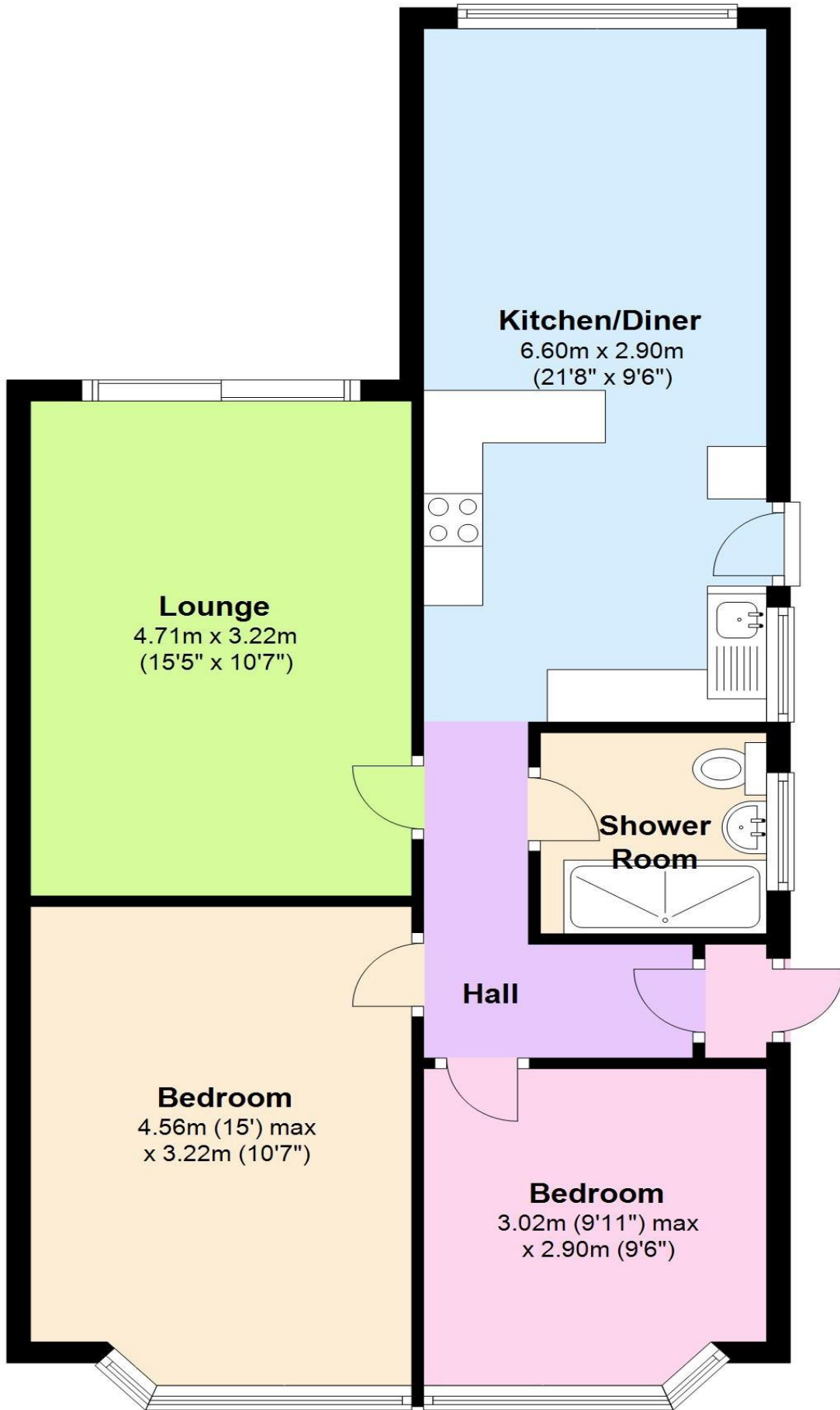
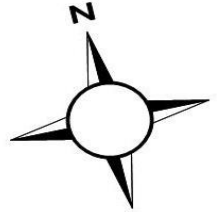







Ground Floor

Approx. 67.9 sq. metres (730.8 sq. feet)



730.8 sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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 : GRH/PJM 01/03/2018

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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COTTAGE