



13 Kinsbourne Avenue, Bournemouth
Bournemouth

£380,000





Ground Floor

First Floor

Total floor area: 102.9 sq.m. (1,108 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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A detached family home situated on the sought-after Kinsbourne Avenue, BH10, within walking distance of St Mark's Primary School, Winton Primary School, and Winton and Glenmoor Academy.

Occupying a quiet residential road, the property benefits from off-road parking and has been a much-loved home for the current owners over the past 12 years.

Internally, the accommodation comprises a spacious entrance hall, a downstairs WC, and a modern fitted kitchen that has been replaced by the current owners, with the added benefit of a separate utility room. The generous lounge/dining room provides an ideal space for family living and entertaining, leading through to a conservatory, which was added by the current owners during their ownership.

Outside, there is an enclosed, low-maintenance rear garden, perfect for enjoying the warmer months.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom.

Key Features

- Detached family home
- Quiet residential location
- Off-road parking
- Three bedrooms
- Modern kitchen with utility room
- Spacious lounge/dining room
- Conservatory
- Downstairs WC
- Walking distance to highly regarded schools
- Easy access to the A338, A31, town centre, and beaches
- No forward chain