



£290,000 Offers Over

Russel Road, Kinson

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01202 289000

DANEHURST
— ESTATE AGENTS —

www.danehurstea.co.uk



Step Inside

Key Features

- Vacant Possession
- Ideal First Project
- Large Southerly Garden
- 3 Bedrooms
- Ground floor W/C
- Fitted Kitchen
- Family bathroom with sepearate W/C
- Popular Location
- Garage and off Road Parking
- Council Tax band C - EPC D

Property Description

**** Guide Price £290,000 - £320,000 ****

**** Offered With Vacant Possession ****

A spacious three-bedroom semi-detached home now requiring some modernisation, set on a generous plot with a large southerly-facing rear garden, attached garage and no forward chain.

The accommodation centres around a generous through sitting/dining room, providing an excellent family living and entertaining space, with a bay window to the front and direct access onto the rear garden. There is also a kitchen with adjoining rear porch, together with a ground floor cloakroom and welcoming reception hall.

Upstairs are three well-proportioned bedrooms, including two generous doubles with built in wardrobes, together with a bathroom and separate WC.

A real feature of the property is the substantial southerly-facing rear garden, enjoying a sunny aspect and offering plenty of space for outdoor dining, entertaining and family life. Predominantly laid to lawn with mature borders, there is also a garden shed and rear access to the garage. A useful enclosed rear porch sits just off the kitchen, providing a practical additional space with access directly into the garden.

To the front, off-road parking leads to the attached garage, which has power and lighting together with useful direct access to the rear garden.

Offering considerable potential to update and personalise, this is an excellent opportunity to create a lovely long-term family home. Conveniently positioned between Kinson and Northbourne, the property is well placed for local shops, schools and open spaces, with good transport links to Bournemouth, Poole and the surrounding area.

TENURE: Freehold - COUNCIL TAX BAND: C - EPC RATING: D

Main Particulars

**** Guide Price £290,000 - £320,000 ****

**** Offered With Vacant Possession ****

A spacious three-bedroom semi-detached home now requiring some modernisation, set on a generous plot with a large southerly-facing rear garden, attached garage and no forward chain.

The accommodation centres around a generous through sitting/dining room, providing an excellent family living and entertaining space, with a bay window to the front and direct access onto the rear garden. There is also a kitchen with adjoining rear porch, together with a ground floor cloakroom and welcoming reception hall.

Upstairs are three well-proportioned bedrooms, including two generous doubles with built in wardrobes, together with a bathroom and separate WC.

A real feature of the property is the substantial southerly-facing rear garden, enjoying a sunny aspect and offering plenty of space for outdoor dining, entertaining and

family life. Predominantly laid to lawn with mature borders, there is also a garden shed and rear access to the garage. A useful enclosed rear porch sits just off the kitchen, providing a practical additional space with access directly into the garden.

To the front, off-road parking leads to the attached garage, which has power and lighting together with useful direct access to the rear garden.

Offering considerable potential to update and personalise, this is an excellent opportunity to create a lovely long-term family home. Conveniently positioned between Kinson and Northbourne, the property is well placed for local shops, schools and open spaces, with good transport links to Bournemouth, Poole and the surrounding area.

TENURE: Freehold - COUNCIL TAX BAND: C - EPC RATING: D

Council Tax Band: C

Tenure: Freehold

The property is well placed for everyday amenities, with Tesco Superstore and Costa Coffee on Wimborne Road around 250 metres away. Kinson offers a wider selection of shops and services, while Castlepoint retail park is within easy reach. Bournemouth Airport and the A31 are also conveniently accessible, making this a practical location for both local amenities and wider travel connections.

Front



Lounge /
Diner

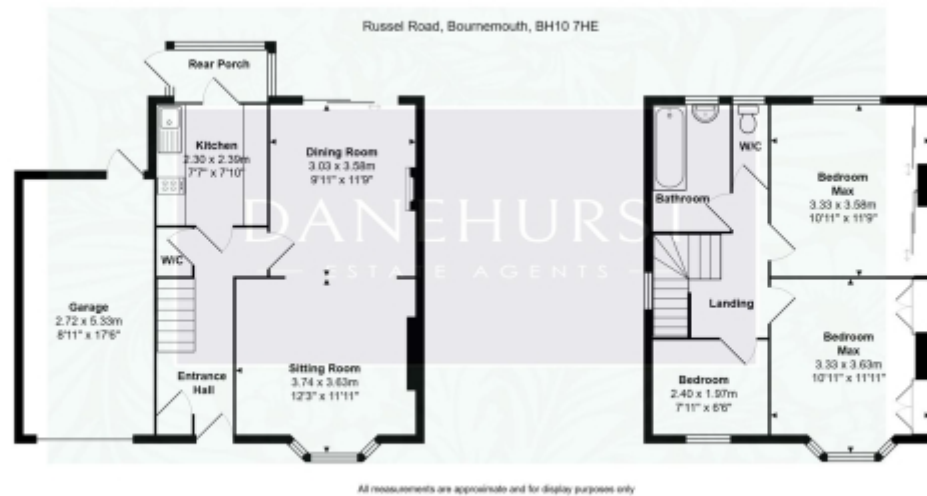


Lounge /
Diner



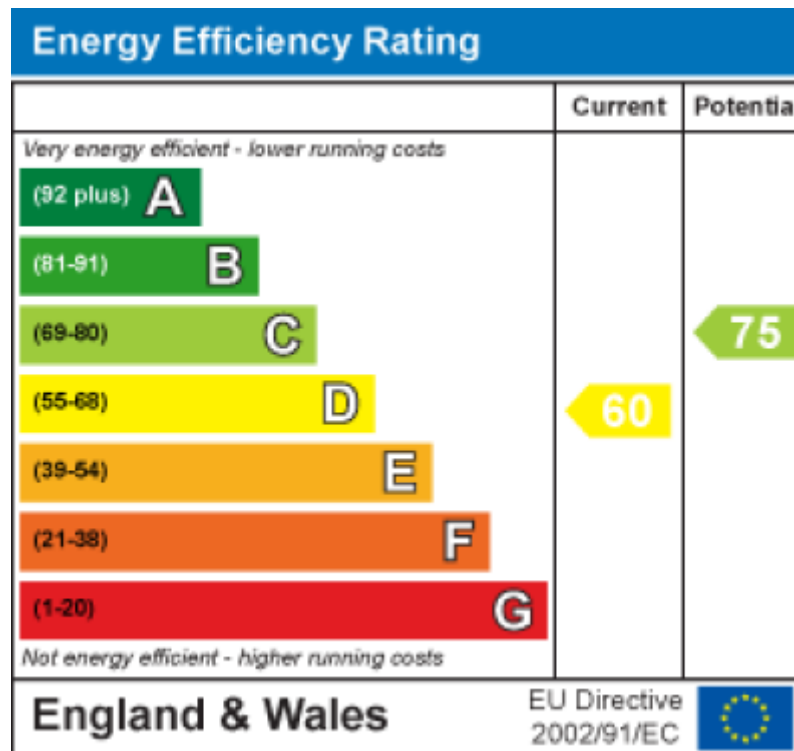
Lounge /
Diner





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 14150458 Registered Office: , Head Office, Uppington Ridge, Wimborne, BH21 7HA



Telephone: 01202 289000

DANEHURST
— ESTATE AGENTS —

www.danehurstea.co.uk