



Jenkinson realestates

Kings Close | Kingsdown

Deal

Asking Price £275,000

Freehold

- SQ. Metres (- SQ. Feet)

Council Tax: C

EPC Rating = TBC

Semi Detached Home
Front and Rear Gardens

Offering Three Bedrooms
Two Reception Rooms

Off Street Parking
Close to School and Amenities

Jenkinson Estates are pleased to bring to the market this substantial semi detached home in the ever popular location of Kings Close, Kingsdown. The property is accessed via an entrance hallway and offers two reception rooms, a sitting room and separate dining room. From here the property leads into a kitchen and a separate larder. There is also the added benefit of a store, utility cupboard and separate W.C. The first floor continues to impress with three bedrooms, two doubles and the third a good size single, which is currently being used as an additional sitting room / snug. Both the rear bedrooms overlooks the rear garden and have distant sea views. The accommodation is completed with the family bathroom. The property is double glazed and has a gas fired central heating. The property benefits from front and rear gardens and private parking space accessed via a shared driveway. Situated in the popular village and within easy access to "Kingsdown and Ringwould Church of England Primary School, which was rated "Outstanding" by Ofsted in 2023, this property really must be viewed to be appreciated. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Accommodation

Entrance Via;

Hallway

12'9" x 6'6" (3.89m x 1.98m)

Sitting Room

12'9" x 12'3" (3.89m x 3.73m)

Dining Room

12'5" x 10'4" (3.78m x 3.15m)

Kitchen

10'5" x 5'9" (3.18m x 1.75m)

Utility Room

9'4" x 6'4" (2.84m x 1.93m)

Separate W.C.

Larder

First Floor Landing

7'9" x 6'1" (2.36m x 1.85m)

Bedroom One

12'5" x 10'9" (3.78m x 3.28m)

Bedroom Two

11'7" x 9'2" (3.53m x 2.79m)

Bedroom Three

9'7" (max) x 7'8" (2.92m x 2.34m)

Family Bathroom

7'0" x 5'6" (2.13m x 1.68m)

Front and Rear Garden

Shared Driveway with Private Parking

