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WHERE SERVICE COUNTS

11 Guernsey Road, Poole, Dorset, BH12 4LL

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FREEHOLD PRICE £295,000

A very well presented and deceptively spacious 2 double bedroom, 2 reception room, end of terrace house with a 60ft x 25ft rear garden situated in a very tucked away quiet location. The property benefits from having a modern fitted kitchen/breakfast room, large lounge/dining room, block paved area to the front and having gas central heating and double glazing throughout. The home has been cherished by the current owners as they love the peaceful position, lovely surrounding neighbours and being less than 200 meters from Bourne Valley Nature Reserve.

- A well presented 2 double bedroom end of terrace house situated in a very quiet and tucked away position
- Spacious lounge/dining room with dual aspect to the front and rear
- Well-equipped modern kitchen/breakfast room including a range of high gloss white units with complimentary worktops, integrated fridge/freezer, dishwasher, oven and gas hob
- Both bedrooms are large doubles with the master having a lovely dual aspect
- Fully enclosed 60ft x 25ft rear garden with outbuildings, large lawned area and sun trapped decking
- Modern family bathroom to include bath with shower above, wash hand basin with vanity unit below and wc
- Large block paved area to the front of the property (no dropped curb)
- Gas central heating and double glazing

Guernsey Road is situated within a mile of Knighton Heath Golf Club and five miles from Poole Town Centre & Poole Quay, with bars, cafes, restaurants and a wide range of shops. Within 1.5 miles is Tower Park entertainment complex, with an abundance of local supermarkets close-by. Guernsey Road is within 1/2 a mile of the beautiful Bourne Valley Nature Reserve which is ideal for family recreation such as dog walks, fishing, children's play area and a skate park.

COUNCIL TAX BAND: B EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





1ST FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.6 SQ.M.)





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