



HEARNES

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**29 Farwell Road, Poole,
Dorset, BH12 4PN**

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FREEHOLD PRICE £325,000

An attractive and spacious 3 bedroom, semi detached home, set on a generous south facing plot, with large parking area to the front and double gates to a carport. The property has a large lounge/diner, with doors to a sunroom/conservatory, outside wc, and a four piece family bathroom. The landscaped garden is a real feature with its recently fitted tiled patio, deck area and area of artificial lawn. There is also a storage shed and summer house. The property is vacant, and the owners have found an onward purchase.

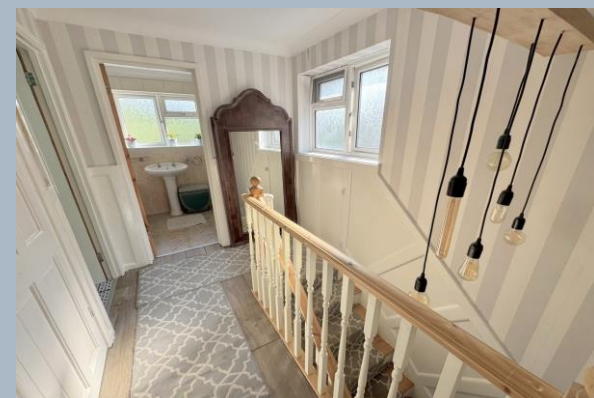
- Spacious 3 double bedroom semi detached home with excellent roadside kerb appeal
- Attractive home of red brick construction and a block paved driveway
- Driveway for 3 vehicles to the front
- Double gates to a carport
- Sold vacant with the owners having found an onward purchase
- Good size lounge/dining room with laminate flooring and log burner
- Further sunroom/conservatory with access to the garden
- Kitchen in a range of units with work tops over and fitted with a range style cooker, space for washing machine, tumble dryer, dishwasher and under counter fridge
- Front porch
- Fully tiled 4 piece bathroom with separate shower
- Bedroom one with good range of fitted wardrobes with further wardrobe in bedroom 3
- Gas central heating and double glazing
- Good size south facing garden with area of lawn (artificial grass) extensive patio, deck area and even an outside gardener's loo! There is a covered area, which is a great place for a hot tub and at the rear of the garden a summer house and storage shed
- The property is neat and tidy and offers further potential for updating

NB – please note there are pylons at the rear of the property approximately 100 ft away

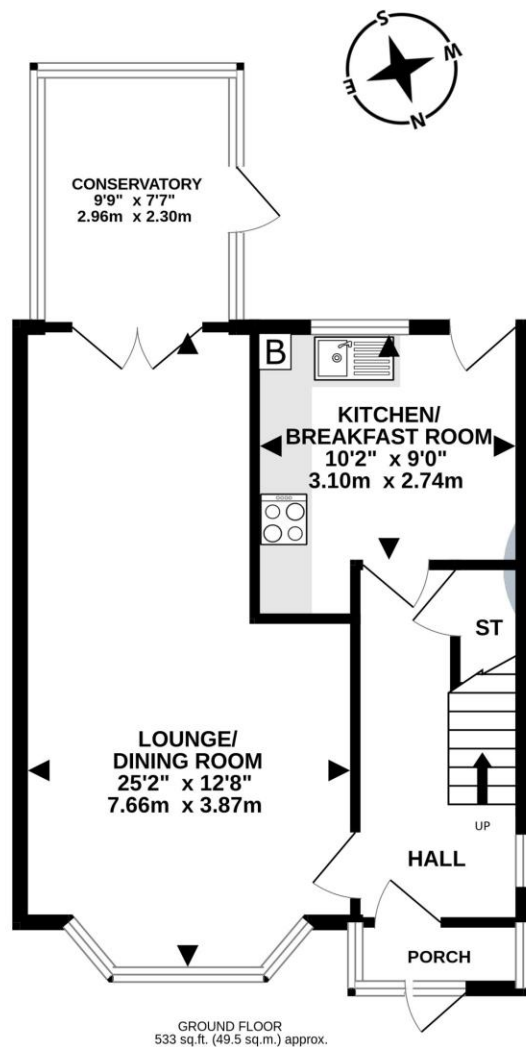
Farwell Road is conveniently situated off Bedford Road, which is a turning off Ringwood Road and is a cul de sac that gives access to the Heath within a few hundred yards at the end of the road. It is a few hundred yards to a local Premier Stores with Post Office and within half a mile of Tower Park, Canford Heath and the Ringwood Road Retail Park. Bournemouth and Poole Town Centre are within 3 miles. It is within excellent road links of the A348 leading to Ringwood and the A35 leading to Dorchester.

COUNCIL TAX BAND: C

EPC RATE: D





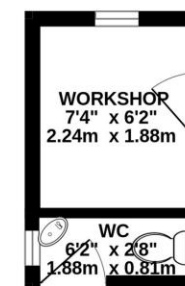
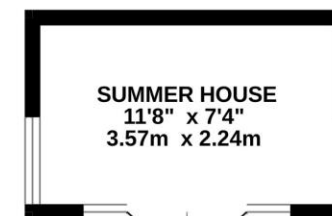
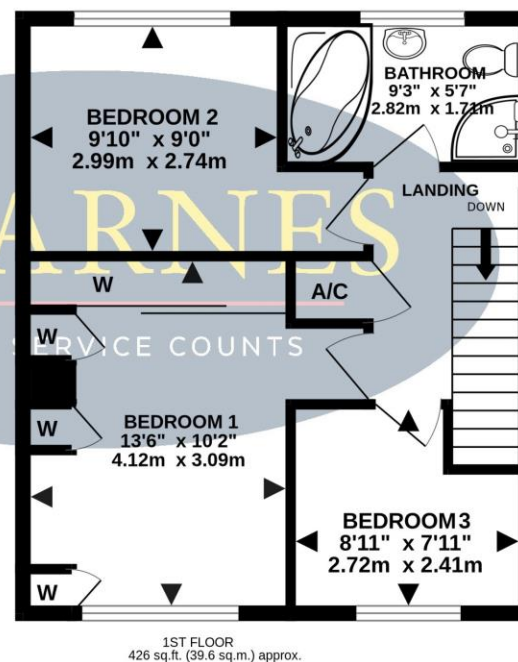


INCLUDING OUTBUILDINGS (NOT INCLUDING CARPORT)

TOTAL FLOOR AREA : 1188 sq.ft. (110.4 sq.m.) approx.

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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OUTBUILDINGS
230 sq.ft. (21.4 sq.m.) approx.





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www.hearnes.com

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