

**22 Cooke Road, Branksome, Poole,
Dorset, BH12 1QB**



HEARNES

WHERE SERVICE COUNTS

22 Cooke Road, Branksome, Poole, Dorset, BH12 1QB

Freehold Guide Price £265,000 - £270,000

A two double bedroom end of terraced house with a garage, off road parking and situated in a popular residential area within a short walk of schools and local amenities. The current owners have lived there for 18 years and enjoyed raising their family. The home has an open plan lounge/dining room with laminate flooring, separate kitchen, updated and modern bathroom along with gas central heating and double glazing. Outside is a level garden with a gate that leads to the garage block.

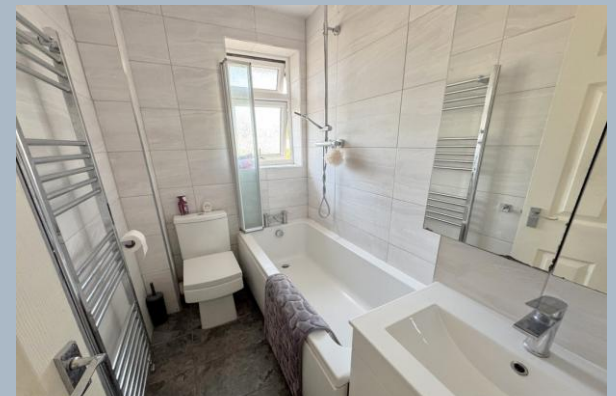
- 2 double bedroom end of terrace house
- Generous lounge/dining room
- Separate kitchen with a range of units with worktops over and fitted with integrated 4 ring gas hob, oven below and extractor above, space for fridge/freezer and washing machine
- Bedroom one with built in cupboard and fitted plantation shutters
- Refitted contemporary bathroom which has been fully tiled and contains a bath with shower over, wc and wash basin
- Fully enclosed, low maintenance rear garden, with large patio and rear area currently laid with sand
- Gas central heating and double glazing
- Garage in block to the rear, approached via a driveway
- Hard standing to the front which is used by the owner as a parking bay

Poole Town Centre is located just over 4 miles away, which has much to offer all year round and not only does Poole boast a range of shops and dining facilities, it offers waterside walks along the Quay and a wonderful park. Branksome Recreation Ground is located just over ½ a mile away, offering a substantial open space with various playing fields and play areas. Local shopping is well served with Sainsburys Superstore nearby and Ashley Road shops within a mile. The location is convenient for Bournemouth and Westbourne as well.

Council Tax Band: B

EPC Rating: D

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

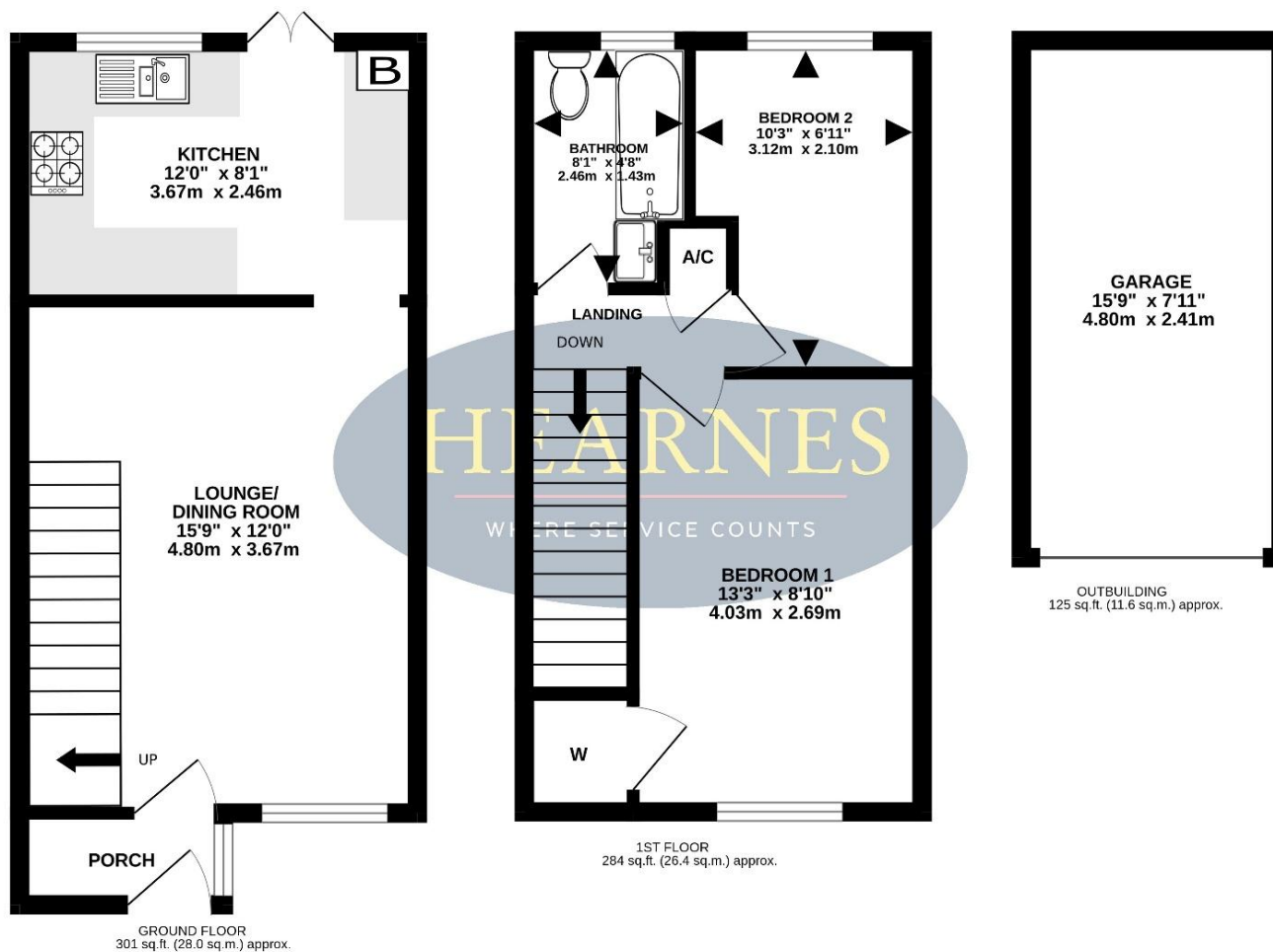


INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 710 sq.ft. (65.9 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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