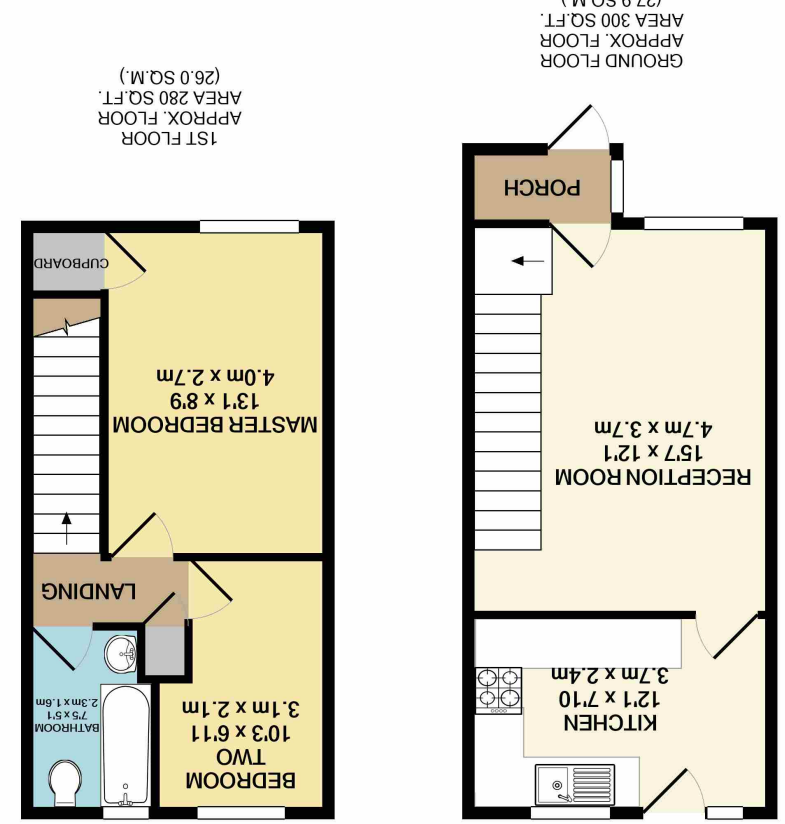


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate. Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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FLOOR PLAN



30 Cooke Road Branksome, Poole, BH12 1QB, £210,000

AREA

A fantastic opportunity to purchase this two bedroom mid-terrace house situated at the end of a quiet cul-de-sac in Branksome. The property is set within easy reach of the favored Bishop Aldhelms primary school, Branksome train station, Talbot Heath nature reserve and local shopping facilities.

ABOUT THIS PROPERTY

Stepping into the property via the porch you are greeted by the spacious reception room that offers well defined areas for both eating and relaxing. Beyond you will find the separate fitted kitchen that benefits from generous workspace, cupboard storage and direct garden access.

Sleeping accommodation is found on the first floor and consists of two well proportioned bedrooms. The master is notably impressive and benefits from built-in storage. Both bedrooms are served by the modern tiled bathroom that consists of shower-over-bath, w/c, basin and heated towel rail.

Outside the property benefits from a well maintained rear garden, laid to lawn with patio area, as well as a garage.

Further benefits include, gas central heating, double glazing and loft storage.

Offered with no forward chain we believe this property would make an ideal first time buy and a viewing is highly recommended. Sure to be popular early viewing is advised, call Lovett Estate Agents to arrange your viewing appointment.



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MAIN FEATURES

- Two Bedroom Mid Terrace House
- Spacious Reception Room
- Separate Fitted Kitchen
- Modern Tiled Bathroom
- Well Maintained Rear Garden And Garage
- Popular Branksome Location

Tenure

Freehold

Currently Tenanted At; £850 PCM

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only.

Looking to sell? Call Lovett Estate Agents for your complimentary valuation.

£210,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 to 100	A		
81 to 91	B		88
69 to 80	C	72	
55 to 68	D		
39 to 54	E		
21 to 38	F		
1 to 20	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland			
EU Directive 2002/91/EC			

