



HEARNES

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**67 Bedford Road South, Alderney West, Poole,
Dorset, BH12 4PR**

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FREEHOLD PRICE £395,950

A very well presented 4 double bedroom semi detached home with 2 room annexe, 22' kitchen/dining room, generous lounge, updated bathroom room and westerly facing garden. This spacious home has been well loved over the past 20 years with the owners enjoying the space and updating the garage into an annexe. There is excellent outdoor space, to include a driveway for 5 cars and a very private low maintenance landscaped garden, backing onto trees and an outside gardener's loo! It further offers wood effect hard flooring, double glazing, gas central heating and modern internal décor.

- Excellent size and well presented 4 bedroom semi detached home
- Fabulous outside space to include a converted and extended former garage into a 2 room annexe (water fitted, but not connected if wanting to turn into a self-contained space)
- Good size, fully enclosed low maintenance rear garden with attractive patio, extending to the rear, rear seating area, artificial lawn and enclosed by new fencing.
- 22' kitchen/dining room, fitted with a range of painted grey units with wood effect work tops over and white complementary tiles. Fitted with a range cooker and extractor and space and plumbing for dishwasher, washing machine, tumble dryer and fridge/freezer.
- Attractive lounge with log burner
- Generous main bedroom with a recess for storage
- Updated bathroom with shower over the bath
- Modern decor throughout
- New laminate flooring on the ground floor and bedroom one
- Double glazing and gas central heating
- Tarmac driveway with off road parking for 5 cars
- Could be sold with no forward chain.

The property is conveniently located in West Alderney within easy access of main roads leading to Poole and Dorchester in one direction and Bournemouth, Ringwood, in the other. It is within a mile to Ringwood Road Retail Park, Tower Park Leisure Centre which includes a Tesco, Bourne Valley Nature Reserve and Canford Heath and just over 2 miles to the beach and sea. Bournemouth Town Centre is 2 miles away, and Poole Town centre, just under 3 miles.

Council Tax: C

EPC: C



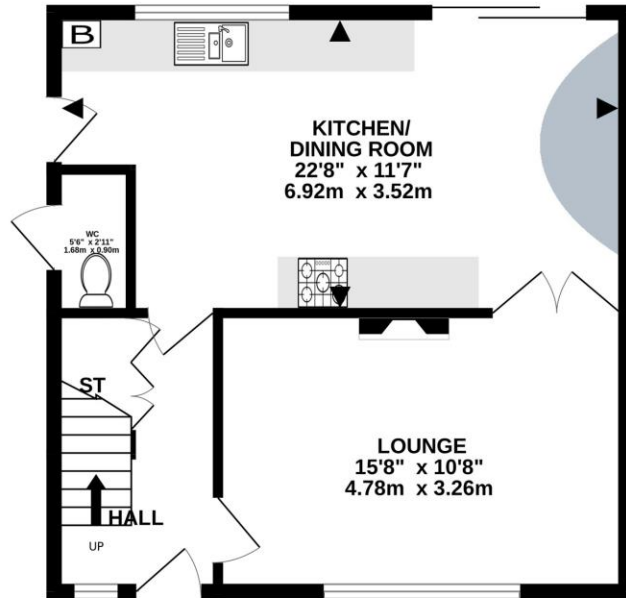




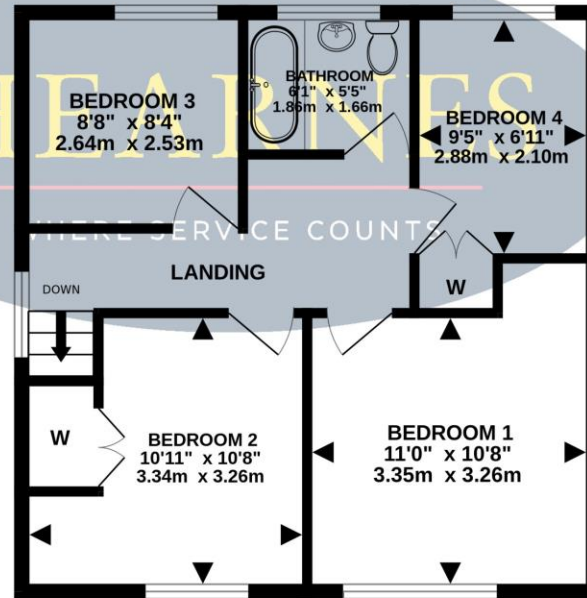
INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1384 sq.ft. (128.6 sq.m.) approx.

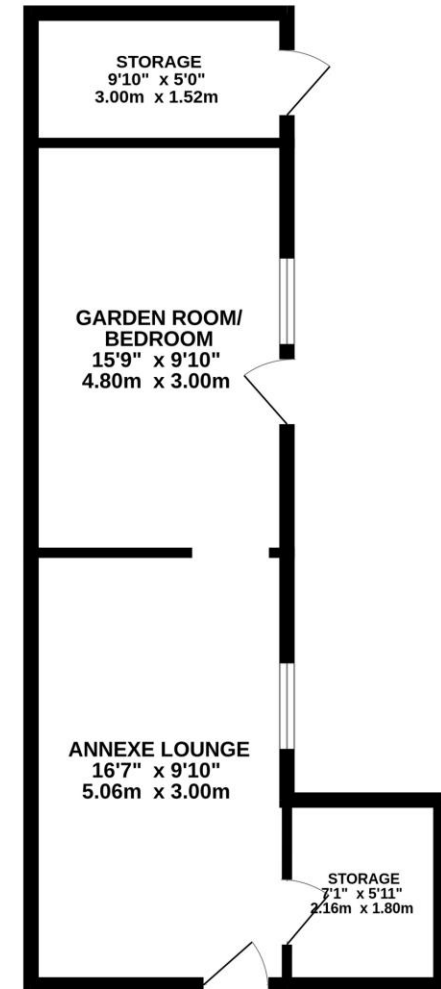
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



OUTBUILDING
409 sq.ft. (38.0 sq.m.) approx.



ANNEXE LOUNGE



ANNEXE BEDROOM



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www.hearnes.com

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Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE