



**HEARNES**

WHERE SERVICE COUNTS

**154 Wimborne Road, Poole,  
Dorset, BH15 2EH**

# 154 Wimborne Road, Poole, Dorset, BH15 2EH

## FREEHOLD PRICE £399,950

A well presented 3 double bedroom extended detached bungalow, benefitting from a large open plan kitchen /lounge day room, modern bathroom, lovely private flat garden with outbuildings, off road parking for 2 vehicles, new roof in 2021 and just 0.7 miles away from Poole Town Centre and Poole Park. The property has been fully refurbished, remodelled and extended within the last 3 years and has been enjoyed by a lovely family of 4.

- A wonderful 3 double bedroom detached bungalow on a lovely flat plot, extended and remodelled only 3 years ago
- Stylish bifold doors leading to the private rear garden offering outbuildings and patio area
- Super sociable L shape open plan kitchen dining day room, with bar and games area
- Kitchen includes matt finished pale grey units, with a vast amount of white glossy worktop space, Bosch fan oven with hob and extractor fan above and space for washing machine
- Fully tiled modern bathroom with shower over bath, basin with vanity unit and wc
- Coat cupboard area in hallway
- New roof in 2021
- Newly installed gas central heating and double glazing throughout

Set very conveniently within just half a mile flat walk from Poole Town Centre and 0.7 miles to Poole Park. Tesco, Aldi and the retail park at Fleetsbridge is a mile away. Poole Train station is also just 0.6 miles away. A local co-op is just approximately 150 metres away.

**COUNCIL TAX BAND: C**

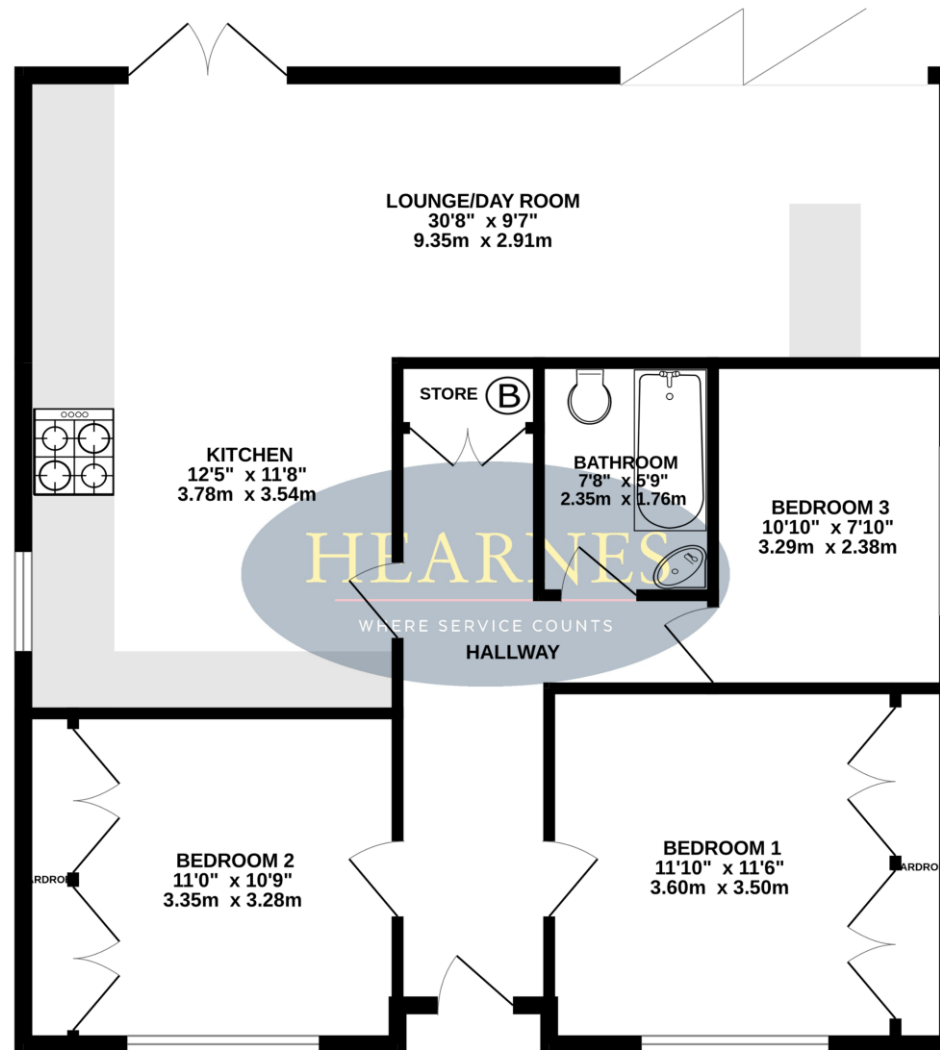
**EPC RATE: C**

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.





980 sq.ft. (91.0 sq.m.) approx.

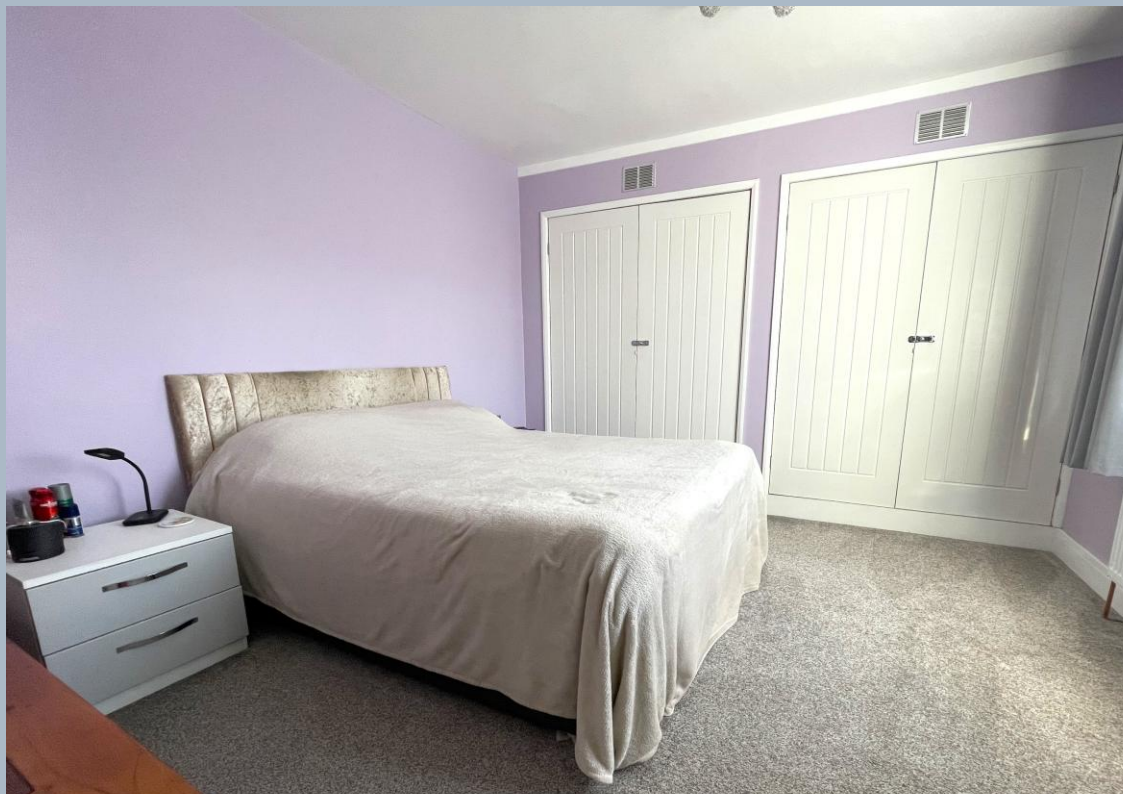


TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx.

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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