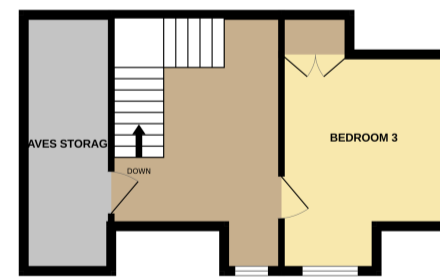




GROUND FLOOR  
0 sq.ft. (0.0 sq.m.) approx.



1ST FLOOR  
NaN sq.ft. (NaN 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.  
Made with Metropix ©2024



rightmove  
find your happy

**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



## 20 Princess Road, Poole, Dorset BH12 1BH

£350,000

### The Property

\*\*\*NO FORWARD CHAIN\*\*\* Ideally located within CLOSE DISTANCE to WESTBOURNE and BRANKSOME TRAIN STATION! This GENEROUS three bedroom DETACHED CHALET BUNGALOW offers GREAT POTENTIAL for prospective buyers with the added benefit of a DETACHED GARAGE and SOUTHERLY ASPECT GARDEN!

The property is ideally located in this convenient position well placed for all the area has to offer. Locally are supermarkets, a John Lewis & Next Home store and Branksome rail station, as well as bus services which operate to surrounding areas. Westbourne also within close proximity, offers a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. For beach lovers, miles upon miles of sandy beaches and promenade stretch to Bournemouth and beyond in one direction and the famous Sandbanks in the other.

### ENTRANCE HALL

Radiator, understairs storage cupboard, stairs to the first floor.

### LIVING ROOM

17' 8" x 11' 11" (5.38m x 3.63m) Two side aspect leaded light windows, feature fire surround with gas fire, rear aspect double glazed double opening patio doors, two radiators.

### DINING ROOM

9' 11" x 6' 10" (3.02m x 2.08m) Rear aspect double glazed windows, arch to the kitchen.

### KITCHEN

11' 10" x 9' 10" (3.61m x 3.00m) Good range of matching wall and base units with work surfaces over, integrated double oven, inset four ring gas hob with extractor hood over, tiled floor, integrated fridge/freezer, inset spotlights, rear aspect double glazed window, radiator, rear aspect double glazed door to the rear garden.

### BEDROOM ONE

15' 4" x 11' 10" (4.67m x 3.61m) Front aspect double glazed window, range of fitted bedroom furniture to two walls, radiator, door to the en-suite.

### EN-SUITE SHOWER ROOM

Tiled shower cubicle, w.c., wash hand basin, side aspect double glazed window.

### BEDROOM TWO

11' 11" x 11' 7" (3.63m x 3.53m) Front aspect double glazed window, radiator.

### BATHROOM

Panelled bath with mixer tap, shower attachment and tiled surround, w.c., wash hand basin with cupboard below, tiled walls, radiator, double glazed window, towel rail.

### FIRST FLOOR LANDING

Door to eaves storage which houses a boiler serving the domestic hot water and central heating, front aspect double glazed window.

### BEDROOM THREE

13' 0" x 9' 11" (3.96m x 3.02m) Part sloped ceiling, fitted wardrobe, radiator, front aspect double glazed window.

### FRONT

Brick paved driveway offering parking for numerous vehicles leads to the garage. The remainder of the front is tiered.

### DETACHED GARAGE

With up and over door.

### REAR GARDEN

Area of hardstanding, the remainder is laid to lawn (currently overgrown), the garden is a real feature of the property with a southerly aspect - great potential.

### COUNCIL TAX - BAND D