



16 Jennings Road, Conifer Park, Poole, Dorset BH14 8RY

£650,000 Freehold

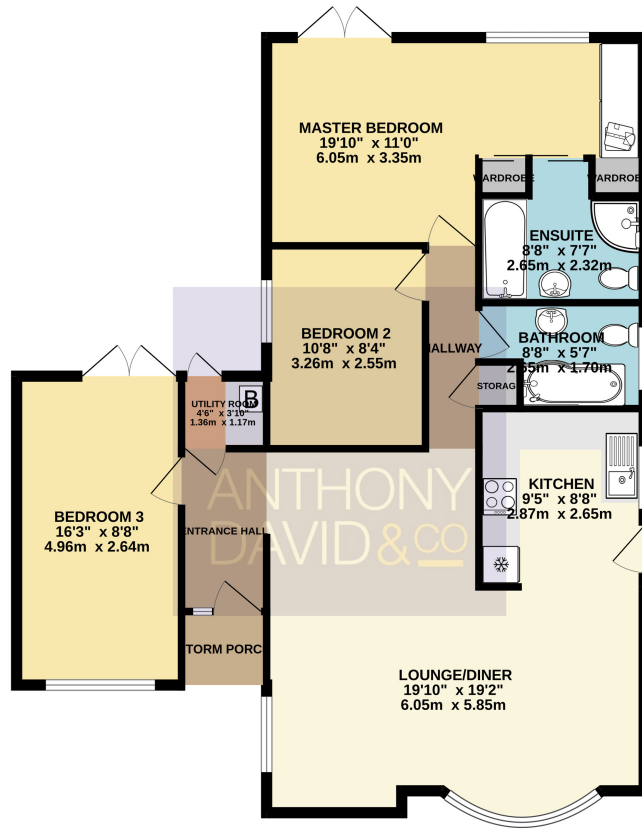
**\*\* NO FORWARD CHAIN \*\*** A delightful three double bedroom detached bungalow ideally situated in this quiet residential road in Conifer Park a short distance away from the scenic Whitecliff Recreation Ground with its views over the harbour. Ashley Cross with its array of shops, trendy bars and bistros and train station is also within close proximity. This spacious property offers over 1000 sq ft of living space and viewing is a must to appreciate not only its sought after location but also the accommodation on offer, which comprises: 19' lounge/diner, modern kitchen, utility room, en-suite bathroom and family bathroom. Eternally the property benefits from a good sized garden mainly laid to lawn with patio to the side and gated access to the front to the wide accessed driveway providing off road parking. Further features include: fitted wardrobe and dressing area to bedroom one, Jacuzzi bath to en-suite, gas central and UPVC double glazing. School Catchment - Courthill Infants and Baden-Powell and St Peters CoE Juniors.

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DAVID & CO**



GROUND FLOOR  
1020 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.8 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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Entrance Hall Doors to

Lounge/Diner 19' 10" x 19' 2" (6.05m x 5.84m)

Kitchen 9' 5" x 8' 8" (2.87m x 2.64m)

Utility Room 4' 6" x 3' 10" (1.37m x 1.17m)

Master Bedroom 19' 10" x 11' 0" (6.05m x 3.35m)

En-Suite Bathroom 8' 8" x 7' 7" (2.64m x 2.31m)

Bedroom Two 10' 8" x 8' 4" (3.25m x 2.54m)

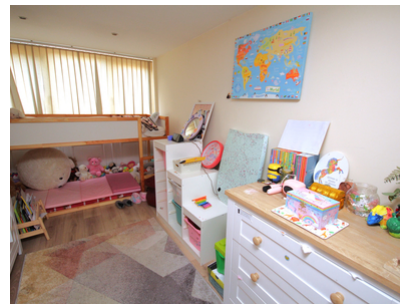
Bedroom Three 16' 3" x 8' 8" (4.95m x 2.64m)

Bathroom 8' 8" x 5' 7" (2.64m x 1.70m)

Garden Enclosed

Driveway Off road parking

Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.