

Cardigan Road, Poole BH12 1NH

Offers in excess of £390,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A spacious and characterful semi-detached residence with three bedrooms, landscaped rear garden and off road parking. Perfectly situated near the amenities at Branksome retail park and nearby train station.



## Key Features

- Quiet residential road of only 10 houses
- Close to Branksome Train Station
- Extended character residence
- Front lounge reception room
- Modern kitchen
- Formal dining room
- Orangery
- Three bedrooms
- Family shower room
- Landscaped garden





## About the Property

Cardigan Road enjoys a quiet residential location of only ten houses and is perfectly positioned by the amenities at Branksome retail park and train station nearby.

This charming semi-detached character residence offers flexible accommodation, three bedrooms and a low maintenance landscaped rear garden perfect for entertaining.

On entry via a private porch, the hallway leads to all principal rooms to include a spacious kitchen, front lounge reception with feature bay window and formal dining room.

The orangery is accessed via the kitchen and dining room and offers a multifunctional space to enjoy, currently set up as an additional lounge area. An office is also located off this space and leads to a garage store.

The extended kitchen has a comprehensive range of storage units and includes space for free standing appliances, also access to the outside patio sun terrace.

Rising to the first floor, the property offers three spacious bedrooms and is served by a modern family shower room.

A real feature of this home is the beautifully landscaped low maintenance rear garden, with various decked sun terraces and dining opportunities to enjoy. The property also benefits from off street parking and a private garage store.

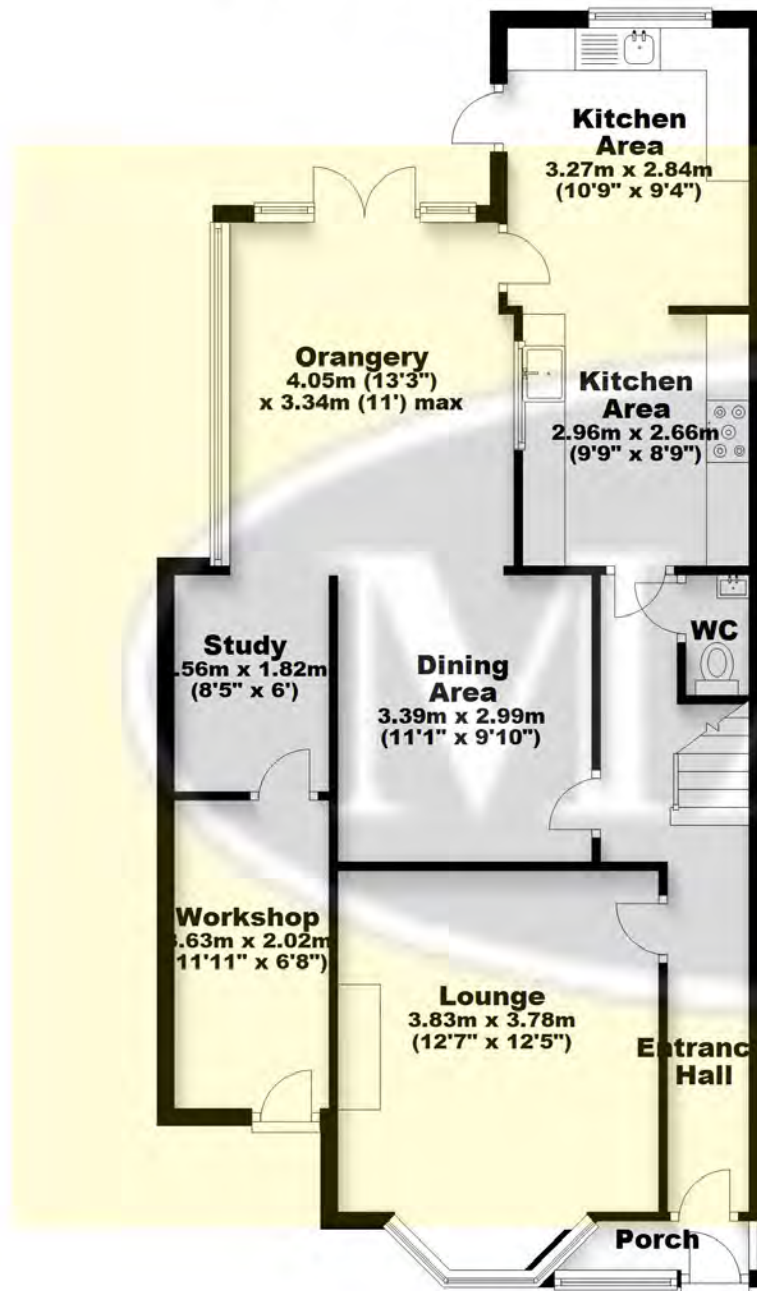
Tenure: Freehold

Council Tax Band: C



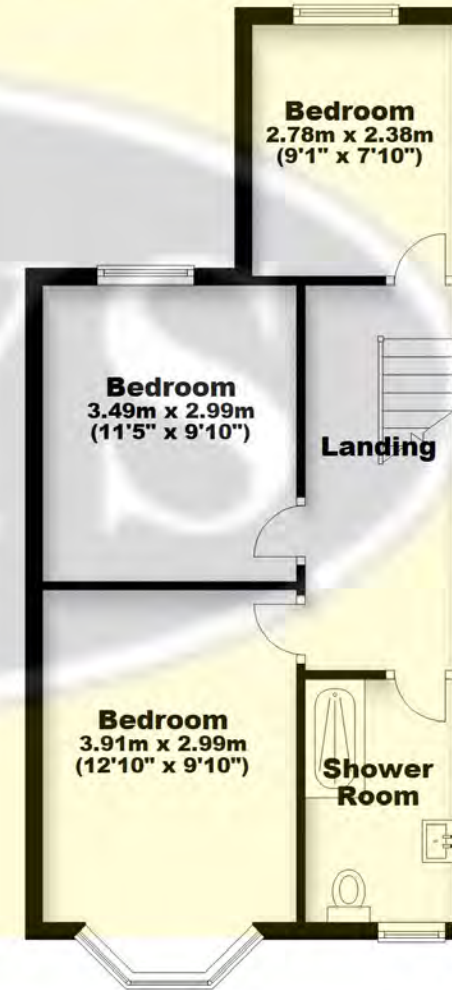
## Ground Floor

Approx. 81.6 sq. metres (878.6 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



**Total area: approx. 124.5 sq. metres (1340.0 sq. feet)**

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.







## About the Location

Situated in a popular residential location within Branksome, with many local amenities located in the vibrant Westbourne village including boutiques, restaurants, cafes, bars and Marks and Spencer food hall. The nearest railway station is Branksome with links to Weymouth and London Waterloo, regular bus routes are nearby too.

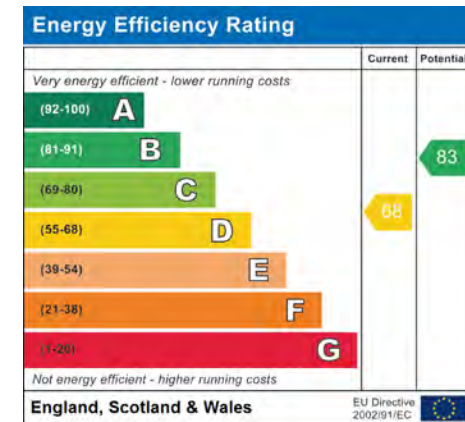
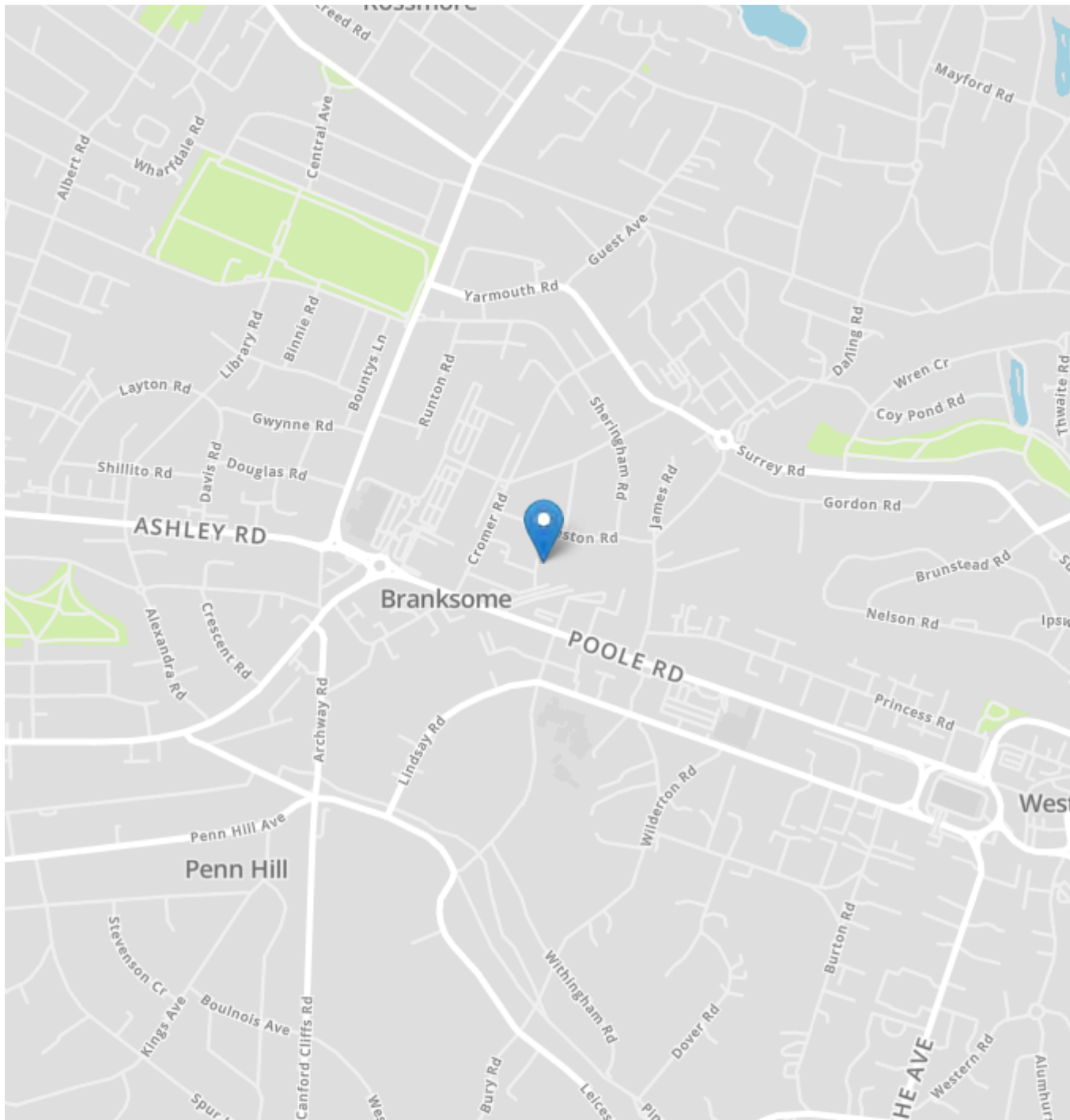


## About Mays

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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

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