



**36b Fraser Road, Poole, Dorset, BH12 5AY**

# 36b Fraser Road, Poole, Dorset, BH12 5AY

## LEASEHOLD PRICE £235,000

A well presented and spacious 2 double bedroom first floor flat with large private garden backing onto Bourne Valley. The property has its own private entrance, kitchen/dining room, lounge with a lovely, wooded outlook, modern bathroom, gas central heating and double glazing. It has been a wonderful home to raise their family with the outside area being ideal for children to play and the benefit of a garden with summer house. Set moments from the entrance to Bourne Valley Nature Reserve, which is a 200 acre area ideal for dog walking, cycling or taking the children to with its abundance of nature and walking paths.

- Generous first floor 2 double bedroom purpose built flat
- Well presented throughout with a spacious feel
- Private entrance with stairs leading to the first floor
- Kitchen/dining room fitted in a range of units with work tops over and fitted with integrated 4 ring gas hob, oven, extractor and space for fridge/freezer, dishwasher and tumble dryer
- Lounge with wooded outlook
- Laminate flooring in main living/sleeping areas
- Gas central heating and double glazing
- Excellent outside rear garden backing onto Bourne Valley with a wooded outlook. Lawn area, patio and large summer house with power and light. Further outside brick storage shed, located next to the front door
- Low yearly service charges
- On street parking
- Small low rise development of 4 flats with 2 flats on each side of the building

Conveniently located within half a mile to the shops at Wallisdown, backing onto the beautiful Bourne Valley Nature Reserve, 3.8 miles to Bournemouth and 2.5 miles to Tower Park Leisure complex. The owners have enjoyed the quietness of the location, with it being very close to the access to Bourne Valley and near local bus routes, schools and shops.

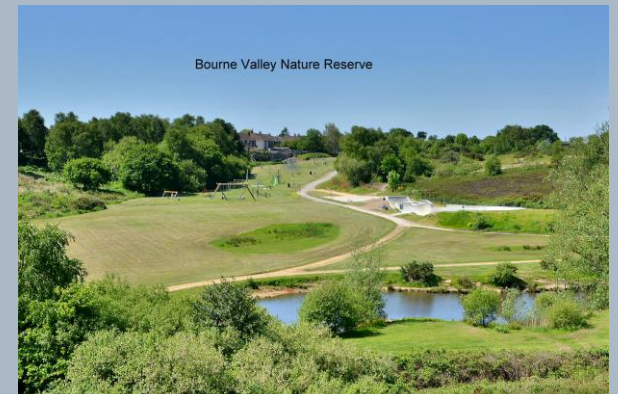
Leasehold: 125 years from 1988

Maintenance: Approx. £400.00 per annum

**COUNCIL TAX BAND: B**

**EPC RATE: C**

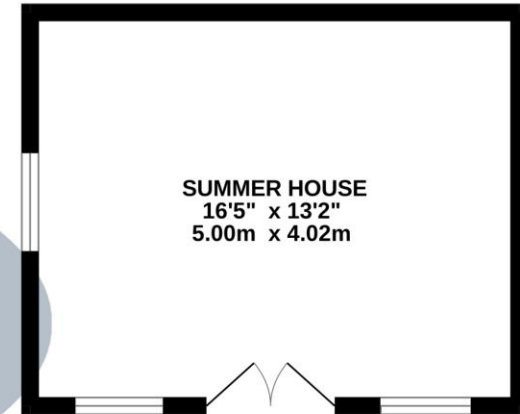
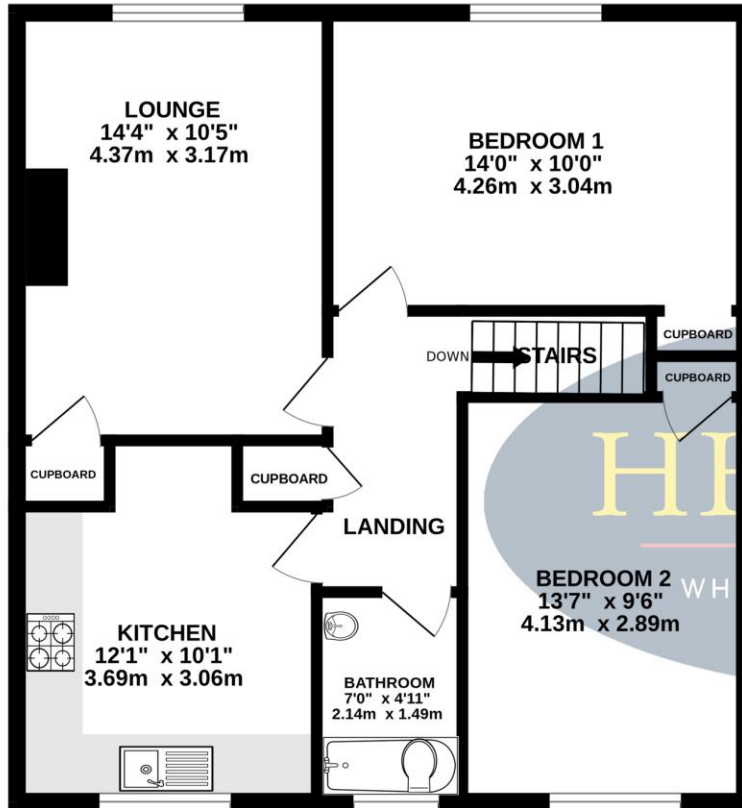
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





247 sq.ft. (23.0 sq.m.) approx.

640 sq.ft. (59.4 sq.m.) approx.



HEARNES  
WHERE SERVICE COUNTS

36B FRASER ROAD

TOTAL FLOOR AREA : 887 sq.ft. (82.4 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







**HEARNES**

WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com)

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE