

FOR SALE

13 Jersey Close, Poole, Dorset
BH12 4LH



PHILIPPA SOLE



£320,000

3 Bedroom house

Newly refurbished home

Open plan Lounge/diner

Fully fitted kitchen

Secure rear garden

Off road parking for several cars

Cul-de-sac location

Band C £1909.11

Freehold

About this property

This recently refurbished 3 bedroom semi-detached family home is offered with an open plan living/dining room and private garden. Situated in a quiet cul-de-sac location close to local amenities.

Recently refurbished throughout, this property offers spacious living accommodation that are both functional and aesthetically pleasing. Upon entering, you are greeted by a large lounge and dining room that feature a beautiful bay window, offering dual aspect views of the front of the house and the lush rear garden. This inviting living area flows seamlessly, providing ample space for a dining table that connects effortlessly to a fully fitted kitchen. The kitchen is equipped with modern appliances, including an electric hob, oven, and fridge freezer, catering to all your culinary needs. Additionally, the kitchen offers direct access to the secure rear garden, where you'll find a charming patio area, perfect for entertaining guests or enjoying a quiet morning coffee.

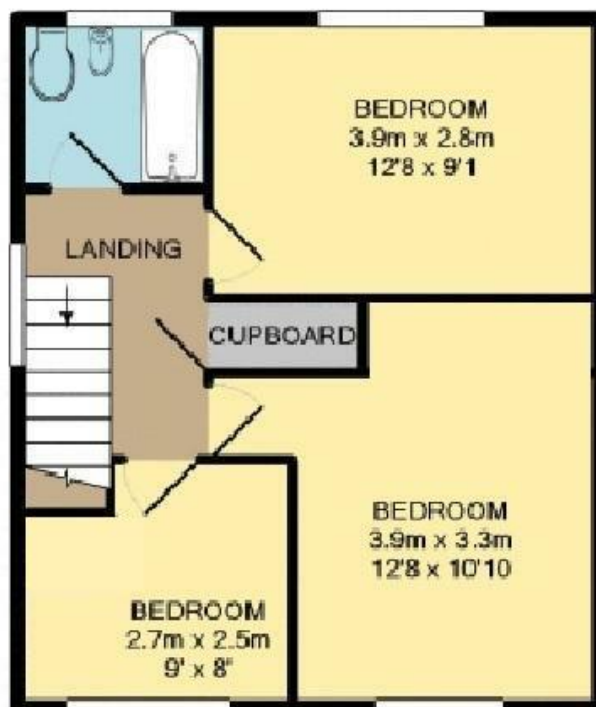
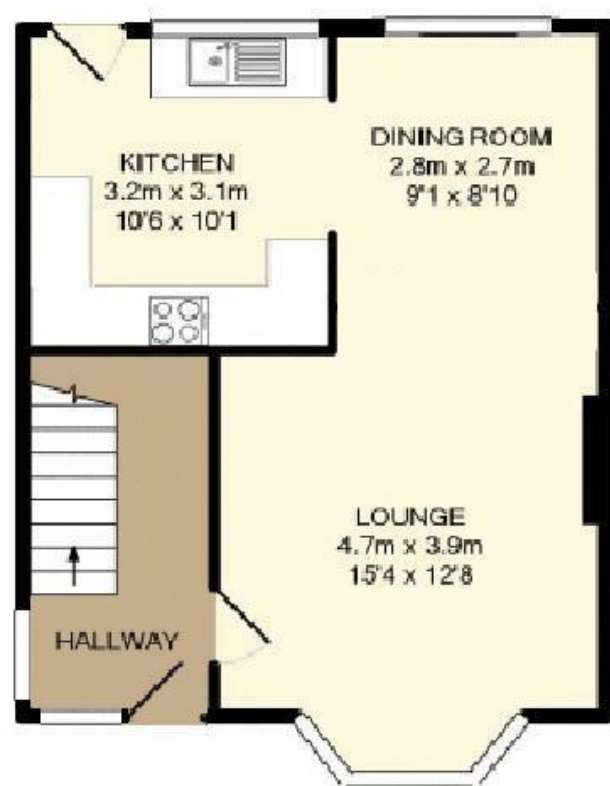
This home makes efficient use of space, ensuring practicality without compromising on style. Cleverly tucked away under the staircase, you'll find the washing machine and tumble dryer, making laundry tasks convenient and unobtrusive. Moving upstairs to the first floor, you will discover two generously sized double bedrooms, each fitted with double wardrobes, providing ample storage space. A third single bedroom, complete with a wardrobe, offers versatility, whether used as a bedroom, home office, or hobby room.

The recently renovated bathroom is designed with contemporary fittings, featuring a shower over the bath and a separate toilet. Outside, the property includes a driveway that accommodates two cars, leading through secure gates to the lovely rear garden. This outdoor space is ideal for children to play, gardening enthusiasts to indulge in their passion, or for hosting outdoor gatherings.

Location

Conveniently situated for local transport links. Branksome Railway Station approx 2 miles away, provides a direct line to London Waterloo taking approximately 2 hours, local buses are within walking distance with routes to Bournemouth and Poole. Further afield is Bournemouth International Airport, approximately 7 miles in distance, taking the stress out of holidaying. Walking distance to the local shops at Alder Hills and nearby schools. Absolutely worthy of note are the award winning beaches which this area is known for, are less than 3 miles in distance.





Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A		84	
(81-91)	B			
(69-80)	C			
(55-68)	D	62		
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales		EU Directive 2002/91/EC		

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enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999