



4 Holt Road, Branksome, Poole, Dorset BH12 1JQ

£335,000 Freehold

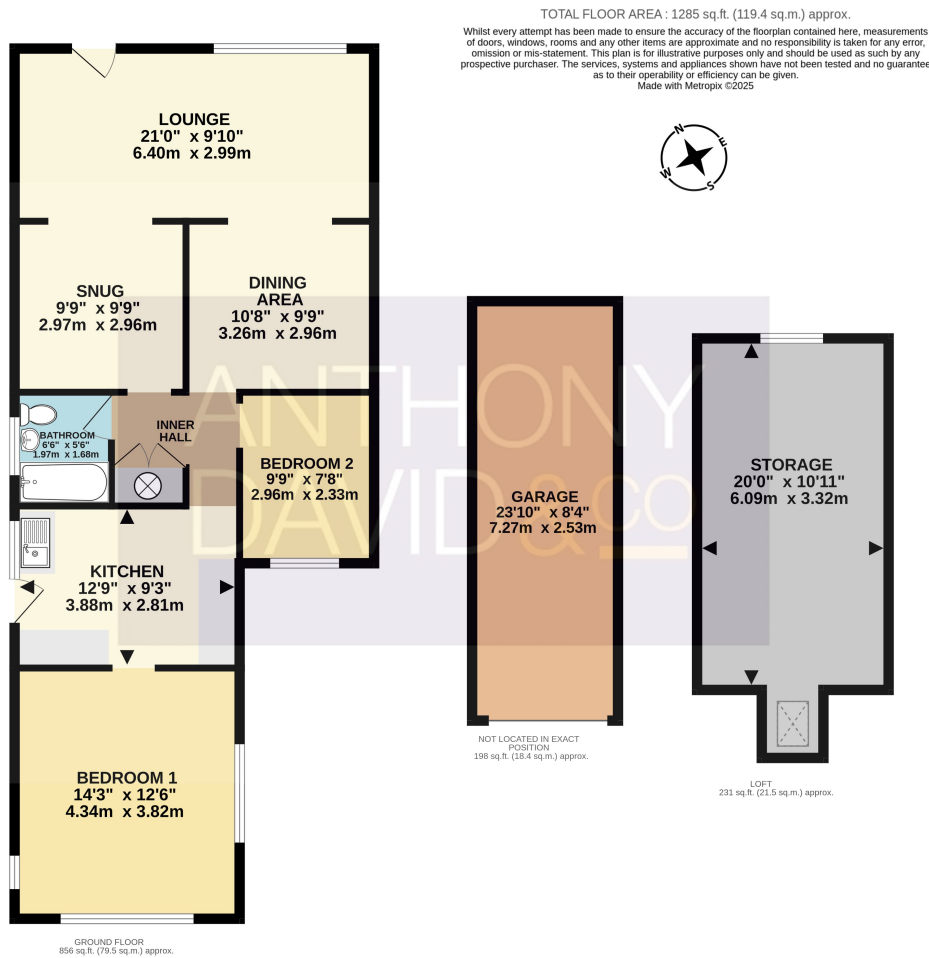
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**** NO FORWARD CHAIN **** A unique two bedroom detached bungalow sat on this elevated plot in Branksome and short stroll away from the recreation ground. Branksome Train station and the popular Ashley Road with its array of shops and amenities are both close to hand. The property is in need of modernisation/remodelling and viewing is a must to appreciate its full potential. The flexible accommodation on offer comprises: lounge, dining area, snug, kitchen, bathroom and 20' boarded loft. Externally there is a tiered rear garden providing roof top views. To the front the driveway provides off road parking which in turn leads to a garage. Further features include: VERANDA and UPVC double glazing.

**ANTHONY
DAVID & CO**



Lounge 21' 0" x 9' 10" (6.40m x 3.00m)

Dining Area 10' 8" x 9' 9" (3.25m x 2.97m)

Snug 9' 9" x 9' 9" (2.97m x 2.97m)

Kitchen 12' 9" x 9' 3" (3.89m x 2.82m)

Bedroom One 14' 3" x 12' 6" (4.34m x 3.81m)

Bedroom Two 9' 9" x 7' 8" (2.97m x 2.34m)

Bathroom 6' 6" x 5' 6" (1.98m x 1.68m)

Loft/Storage 20' 0" x 10' 11" (6.10m x 3.33m)

Garage 23' 10" x 8' 4" (7.26m x 2.54m)

Garden Tiered

Driveway Off road parking

Council Tax Band C



Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	78			
A				
(81-91)				
B				
(69-80)				
C				
(55-68)	4			
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

Property Misdescriptions Act 1991

Property details contained herein do not form part 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.