

53 Herbert Avenue, Poole, Dorset, BH12 4EB



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FREEHOLD PRICE £375,000

A deceptively spacious 4 double bedroom, 2 bathroom, chalet bungalow which has recently been modernised and updated by the current owners, including adding a loft conversion. The property has 3 bedrooms downstairs, plus a family bathroom, kitchen/breakfast room, sitting room on the ground floor with a further master bedroom with ensuite bathroom on the first floor. The property has been remodelled having a new layout with replaced kitchen, bathrooms, redecoration, and flooring. Well presented throughout and sold with no forward chain. Set on a corner plot, the home has off road parking to the front and a driveway to the rear with space for a large vehicle. The level garden is fully enclosed and has a workshop, that was once a former garage.

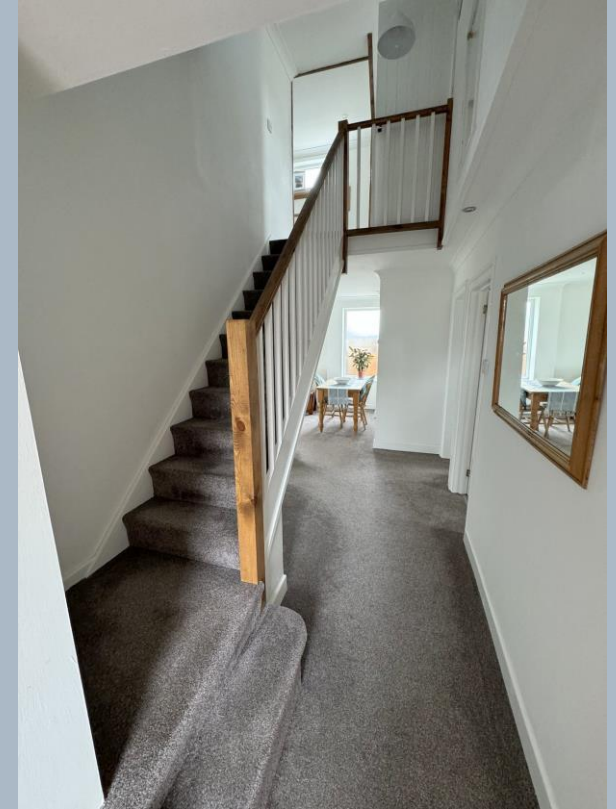
- Spacious detached 4 double bedroom chalet bungalow
- Refitted ground floor bathroom and first floor ensuite bathroom
- Recently refurbished and extended throughout with new flooring, internal doors, redecoration and replaced bathrooms and kitchen
- Modern kitchen in a range of floor mounted units with work tops over and feature wood breakfast bar, with wine storage under. Fitted with Flavel range cooker, with ring gas hob, double oven and grill, extractor, under counter fridge and freezer and space for washing machine. Doors out to the garden
- Open plan feel to the ground floor with entrance hall leading to the sitting room
- Attractive wood beams to match the staircase
- Recently decorated with new flooring
- Gas central heating and double glazing
- Parking to the front and rear driveway with space for a large vehicle
- Fully enclosed rear garden, having new fencing and access to workshop (former garage)
- Sold with no forward chain

Set towards the Branksome end of Herbert Avenue, near Alder Road, this home is located close to local shops, including a Tesco Express, Rossmore Leisure Centre and St Aldhelm's Academy, along with other junior schools. Branksome Recreation Ground and Tower Park Leisure complex are within ½ a mile. Poole Town Centre is within 3 ½ miles and Bournemouth under 2 miles.

COUNCIL TAX BAND: C

EPC RATE: D

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.

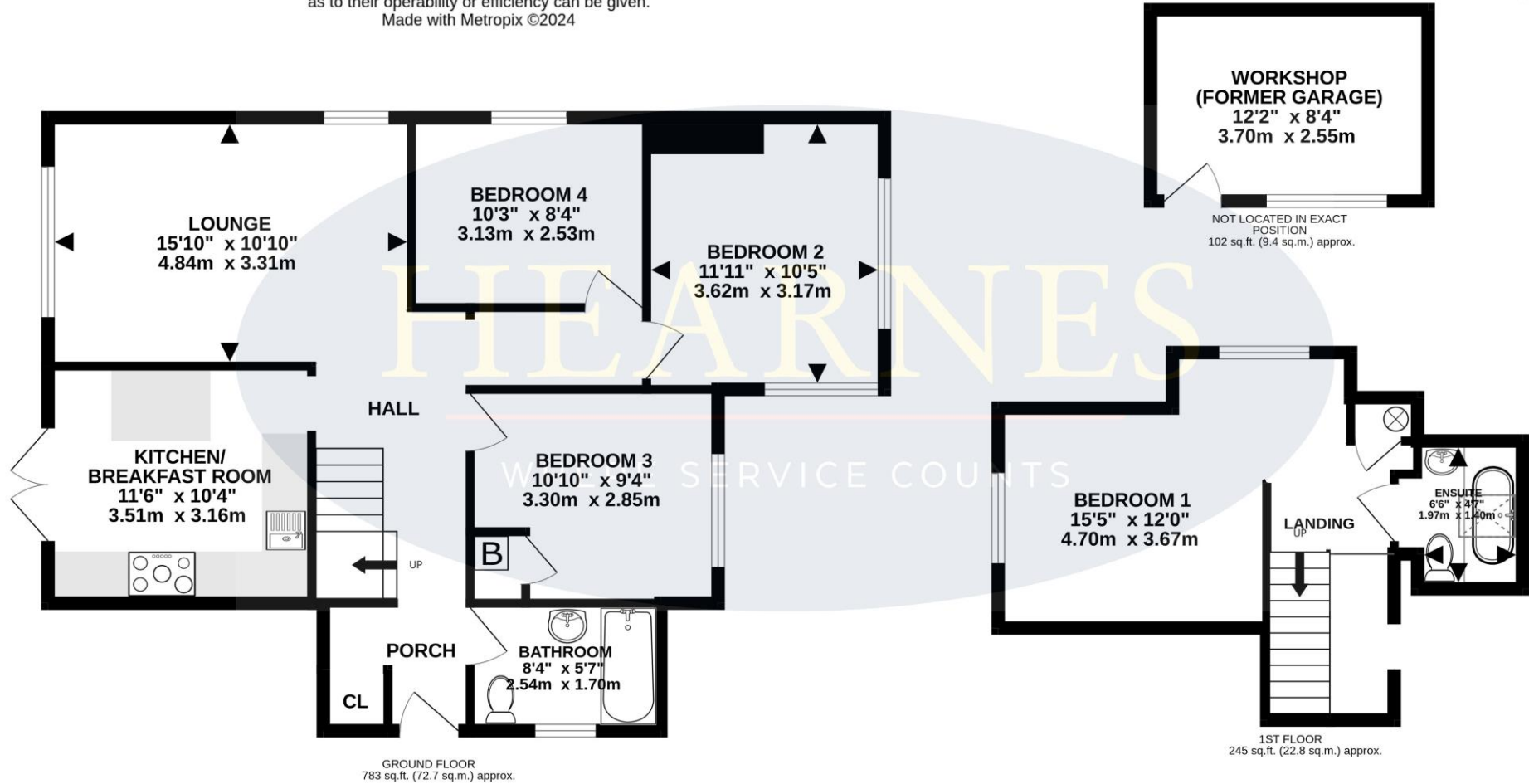




TOTAL FLOOR AREA : 1130 sq.ft. (104.9 sq.m.) approx.

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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