



FOXHOLES ROAD, POOLE BH15 3NA



- ◆ DETACHED BUNGALOW
- ◆ SCOPE TO DEVELOP (STPP)
- ◆ NO FORWARD CHAIN
- ◆ ELEVATED POSITION
- ◆ GARAGE AND OFF ROAD PARKING
- ◆ 150FT REAR GARDEN
- ◆ SOLE AGENTS

A detached, three bedroom bungalow in an elevated position offering scope for development (STPP), with garage and off road parking and 150 ft garden.

Property Description

A detached three bedroom bungalow with an elevated position from the road offering cope for extension (STPP). The bungalow is configured with two bedrooms to the front elevation, with family bathroom adjoining. There is a further third bedroom, kitchen and living room to the rear elevation. The property has been fully double glazed and has the benefit of gas fired heating.





Gardens and Grounds

The front garden is laid to a hard standing driveway and there is an elevated lawn area with mature shrubs and plants to its border. There is a single garage with an up-and-over-style door and a set of paved concrete steps lead up to the front door. The rear garden is split into two three principle sections with a paved patio spanning the rear elevation and a kept lawn adjoining. Beyond is a part-completed garden room which leads to the second section of the garden and has been allowed to mature in recent years. Overall, the garden is approaching 150ft in length.

Location

Poole is renowned for its sandy beaches and vibrant town with places to eat, drink and shop. The train station is a short walk with frequent train services to London Waterloo, Bournemouth, Southampton, The New Forest, Winchester, and Weymouth. Poole bus station is also close by offering both frequent local and long distance services. The area is also served by Bournemouth and Southampton airports and Poole's Cross Channel Ferry services. Poole Quay is at the end of Poole High Street with its numerous restaurants, bars and ferries to Brownsea Island. The Jurassic Coast to the west and the New Forest to the east are two of the most beautiful areas of the U.K. The area benefits from numerous leisure facilities including wind surfing, sailing, swimming and golf. There are miles of award winning sandy beaches, including the famous Sandbanks beach, which is less than five miles away.



Size: 759 sq ft (70.6 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Garage & off road

Garden: Front and rear

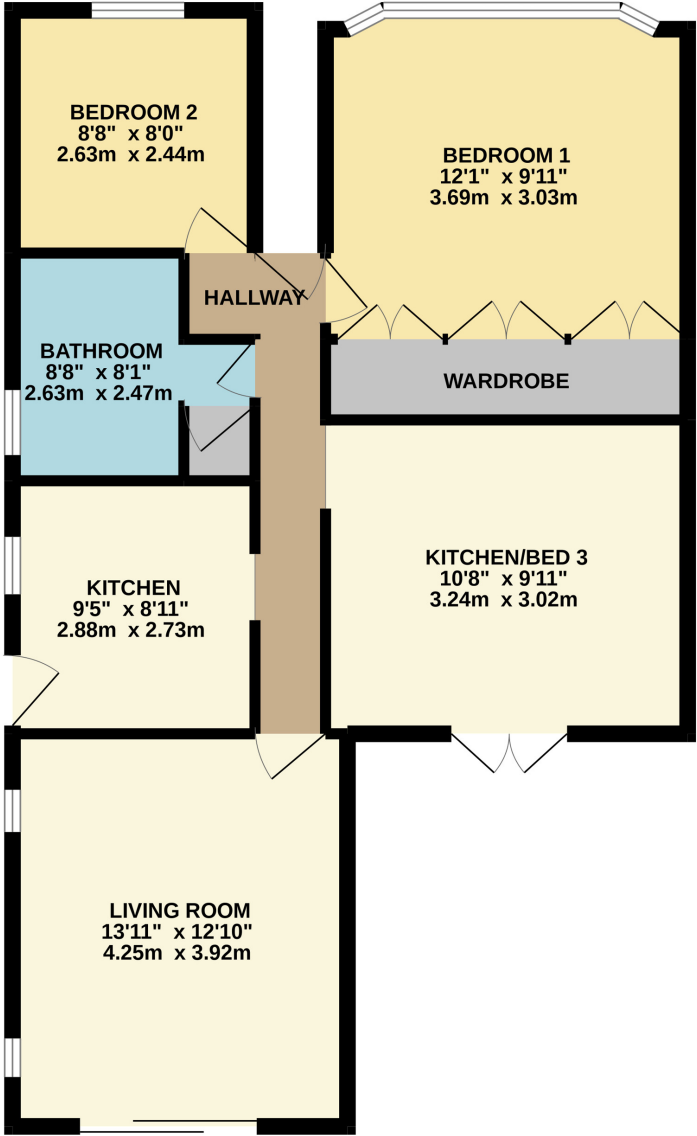
Local Authority: BCP Council

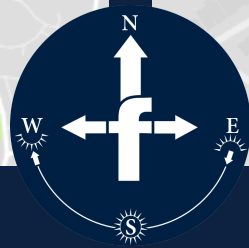
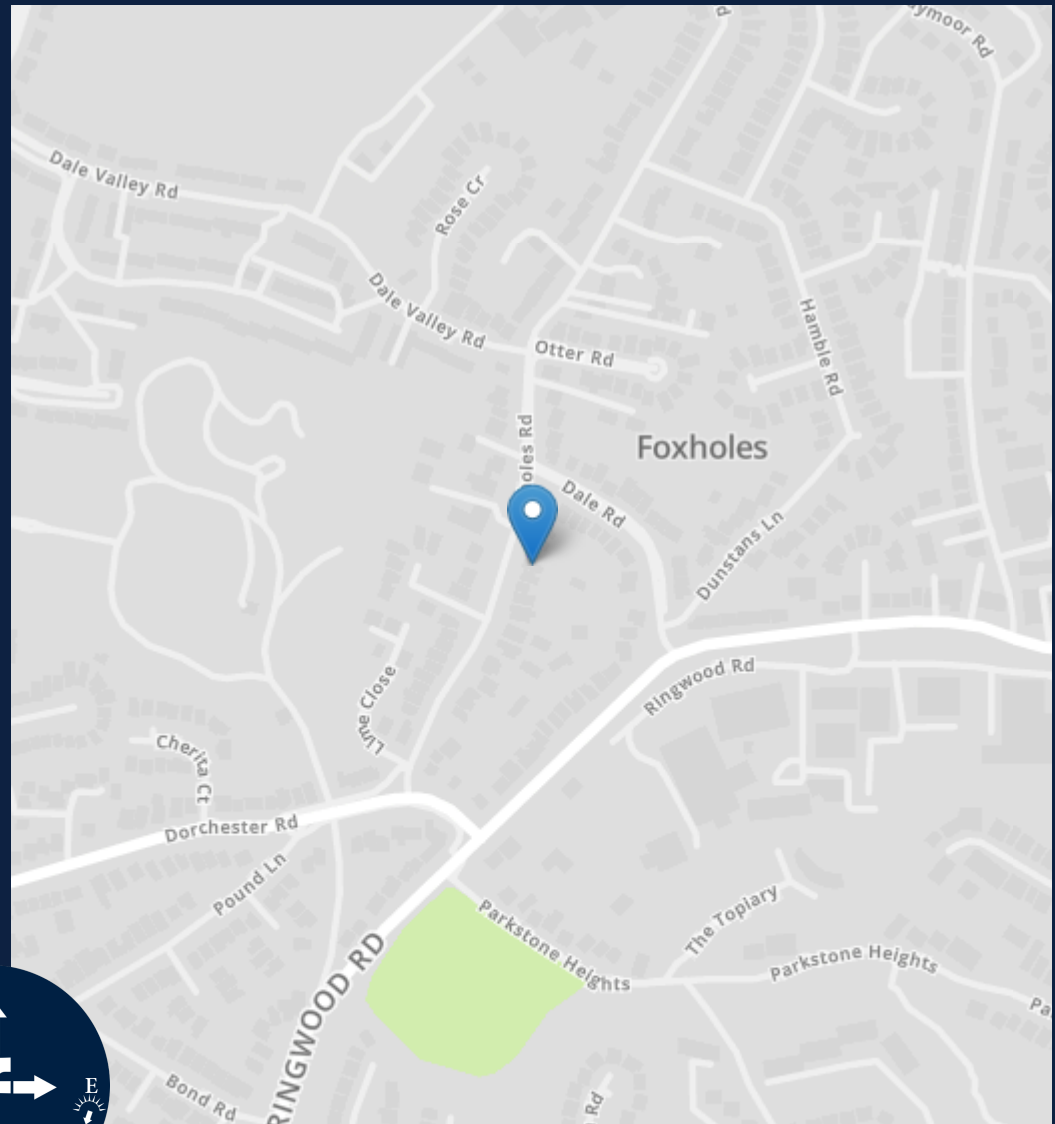
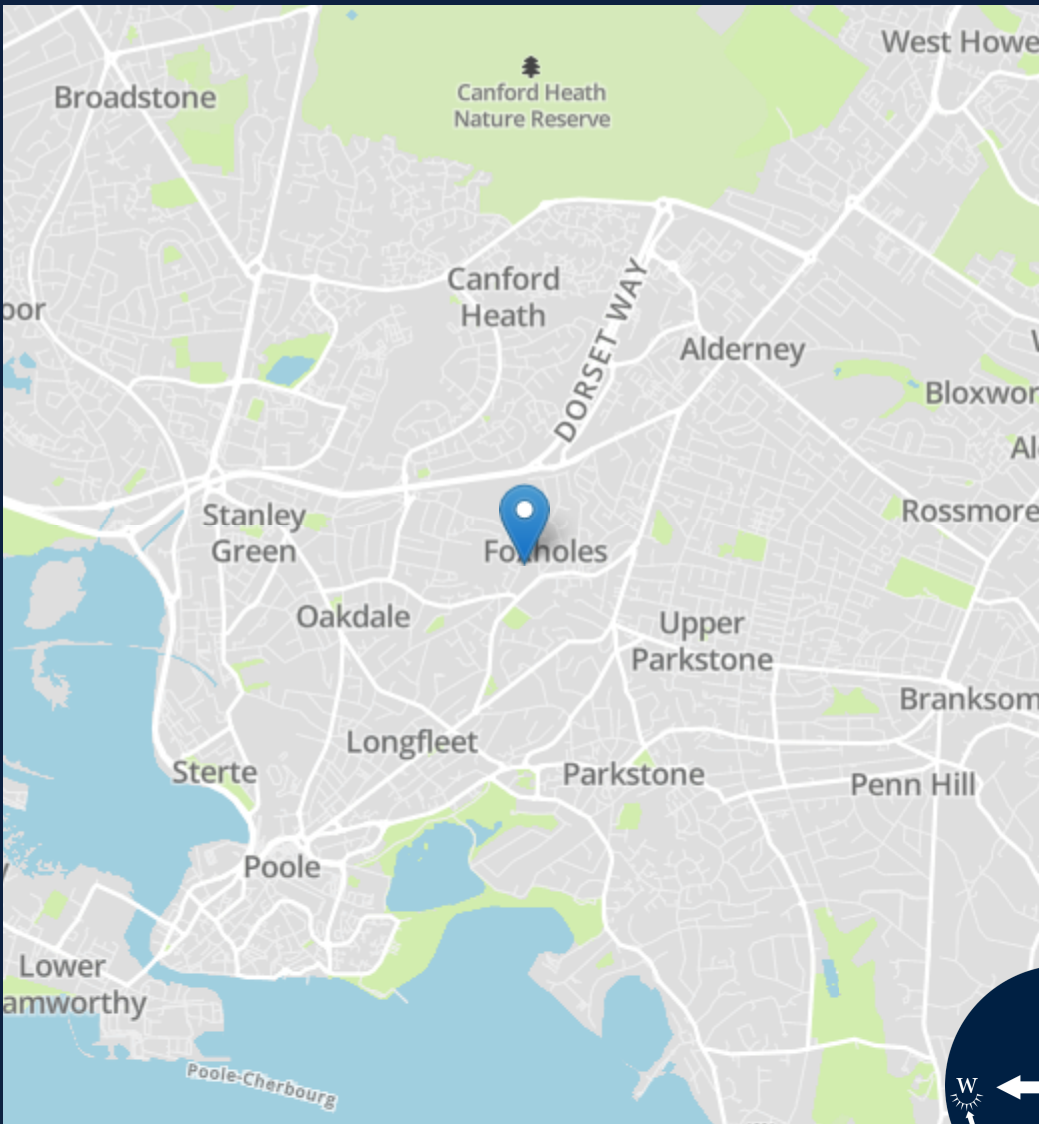
Council Tax Band: D





GROUND FLOOR
759 sq.ft. (70.6 sq.m.) approx.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	81
C (69-80)	
D (55-68)	
E (39-54)	45
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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