

**Alder Heights, Branksome, Poole,  
Dorset, BH12 1QX**



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# Alder Heights, Branksome, Poole, Dorset, BH12 1QX

## FREEHOLD PRICE £325,000

Set in a quiet modern development, built in 2002, is this 2 double bedroom mid terrace home with 2 off road parking spaces, conservatory and south facing garden. Well presented inside, the home has a separate kitchen, lounge, bathroom and benefits from a downstairs cloakroom, gas central heating and double glazing. Sold with no forward chain and would make an ideal first time buy or investment property.

- Modern 2 double bedroom terrace home built in 2002
- Well presented throughout
- Kitchen fitted with double oven, gas hob, extractor, space and plumbing for washing machine, and fridge/freezer
- Conservatory leading out to the garden
- Good size south facing garden with large patio, storage shed and rear access gate
- Off road parking for 2 cars in front of the property
- Downstairs cloakroom and good size understairs storage cupboard
- Modern first floor bathroom with shower over the bath
- Gas central heating
- Double glazing
- No forward chain

Set in a development of similar properties, Alder Heights is located off Winston Avenue in Poole. Located in a convenient location, being under half a mile to Bishop Aldhelm's CE primary school and a little further on being Talbot Heath which leads to Coy Pond and then the Bournemouth Upper Gardens. A local convenience store is just over 100 m away, along with local shops on Herbert Avenue, Sainsbury Superstore and Ashley Road shops, at Parkstone, being close by. Bournemouth and Poole Town Centres are just over 2 miles away.

Tenure: Freehold

Maintenance charges: Approximately £255.00 half yearly. The development has a management company Alder Heights Management

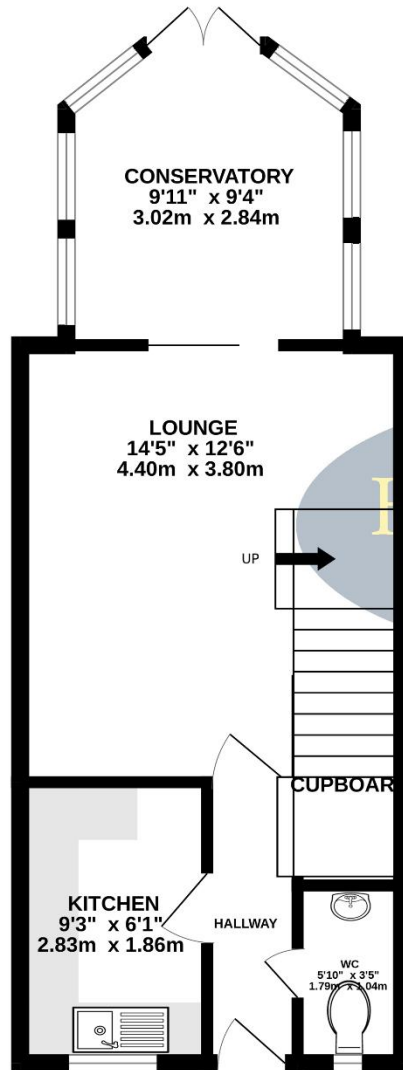
COUNCIL TAX BAND: C

EPC RATE: D

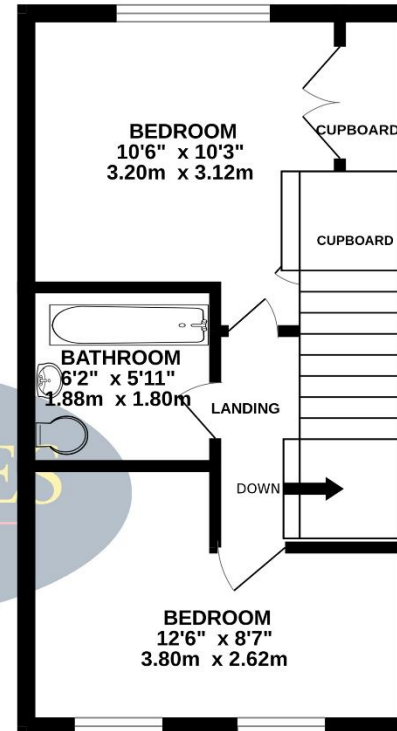




GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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