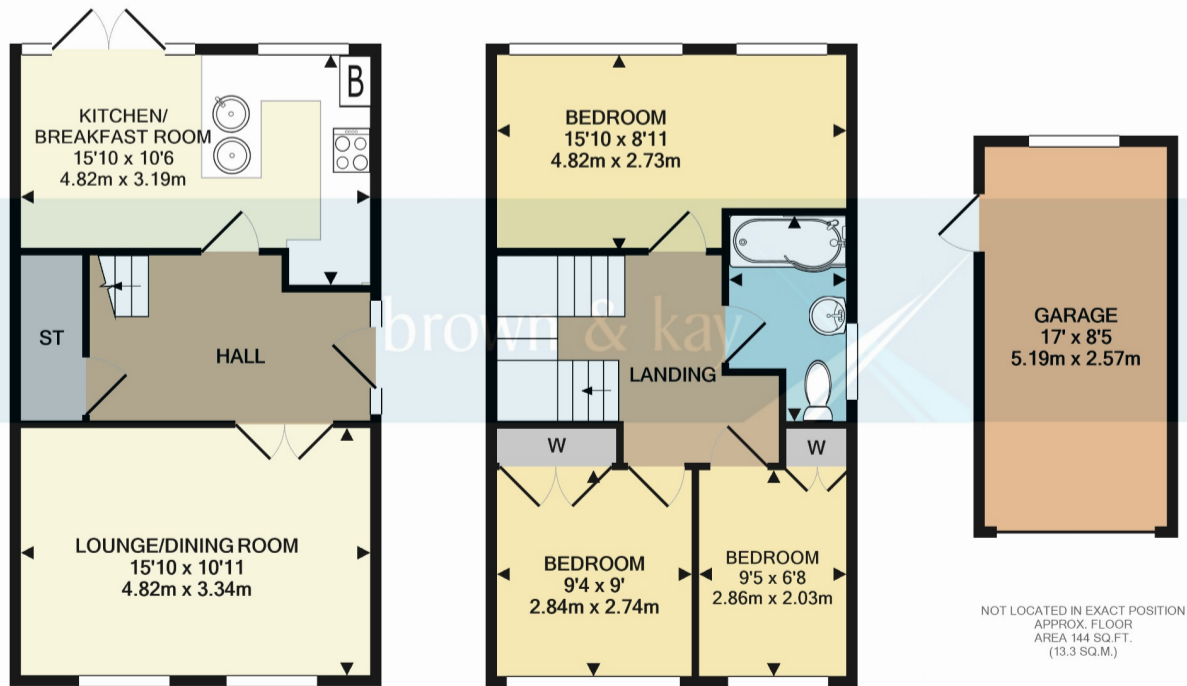




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 1009 SQ.FT. (93.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 144 SQ.FT.
(13.3 SQ.M.)



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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



57 Farnham Road, Branksome, Poole, Dorset BH12 1PW

£350,000

The Property

Brown and Kay are delighted to offer for sale this beautifully presented three bedroom semi detached home situated in the sought after area of Branksome. A particular feature of the home is the delightful rear garden with lovely heathland outlook to the rear. The accommodation is both generous and well arranged and benefits from a good size entrance hall with turn staircase, bright and airy lounge, well fitted kitchen/breakfast room opening on to the garden, three bedrooms and bathroom. Additionally, there is a garage with parking to the front.

Occupying a super location close to Alder Hills Nature Reserve, the area is popular for families being within a good school catchment. The bustling village of Westbourne is close to hand and there you can enjoy an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks & Spencer food hall. The larger town centre of Bournemouth is also close to hand and there you can take advantage of shopping and leisure pursuits.

ENTRANCE HALL

Spacious entrance hall with understairs storage cupboard, laminate flooring and radiator, and turn staircase to the first floor.

LOUNGE/DINING ROOM

15' 0" x 10' 0" (4.57m x 3.05m) Two double glazed front aspect windows, laminate flooring and radiator.

KITCHEN/BREAKFAST ROOM

15' 10" x 10' 6" (4.83m x 3.20m) Double glazing opening doors to the garden with a lovely outlook to the rear. Range of wall and base units including inset sink, space and connection for cooker, space for dishwasher, further wall units, space for table and chairs.

FIRST FLOOR LANDING

Access to the loft space.

BEDROOM ONE

15' 10" maximum x 8' 11" (4.83m x 2.72m) Two double glazed windows to the rear with pleasant Westerly heathland aspect, radiator.

BEDROOM TWO

9' 4" x 9' 0" (2.84m x 2.74m) Double glazed window to the front aspect, radiator, double cupboard.

BEDROOM THREE

9' 5" x 6' 8" (2.87m x 2.03m) Double glazed window to the front aspect, double cupboard, radiator.

BATHROOM

Suite comprising panelled bath, low level w.c. and wash hand basin. Side aspect double glazed window, heated towel rail, tiled walls and flooring.

OUTSIDE

The front garden is laid to lawn with shrub borders, driveway provides off road parking and leads to the Garage.

GARAGE

Up and over door, power and lighting.

REAR GARDEN

A particular feature of the home is the delightful garden with good size patio which leads to lawn section, the garden has an extra width side and is arranged as a vegetable garden, additional garden with pond and large workshop.

COUNCIL TAX - BAND C