



**313 Alder Road, Poole,  
Dorset, BH12 5BH**

**HEARNES**

WHERE SERVICE COUNTS

# 313 Alder Road, Poole, Dorset, BH12 5BH

## FREEHOLD GUIDE PRICE £275,000 - £285,000

A generous sized two double bedroom, 2 reception room detached bungalow, set on an elevated plot and offering further potential to modernise. The current owners have done a lot of updating to include redecoration, new flooring, new boiler and radiators as well as updating the kitchen and bathroom. The bungalow further offers double glazing, gas central heating, enclosed private westerly garden and a small parking space to the front. Located within proximity of shops, restaurants and local schools.

- 2 double bedroom detached bungalow, set in an elevated position
- 2 reception rooms with potential for opening up the kitchen into the dining room
- A private, westerly facing rear garden, measuring approximately 30ft and a tiered front garden
- Updated kitchen with a range of white units to include a cooker, dishwasher and space for fridge/freezer
- Lean to utility room
- Refitted bathroom with separate w.c
- Freshly decorated throughout
- Gas central heating and partial double glazing
- Small parking bay to the front
- The owner has found a forward purchase

Approximately 250 metres to Wallisdown Road which offers a range of shops and food outlets such as Tesco and Aldi and less than half a mile from Sainsbury's superstore and Heatherview medical centre. Poole Town Centre is approximately four and a half miles away and offers an extensive range of shops and restaurants with Poole Quay being a popular attraction. Bournemouth Town Centre is approximately 3 miles away and offers a range of shops and a fantastic entertainment complex called BH2.

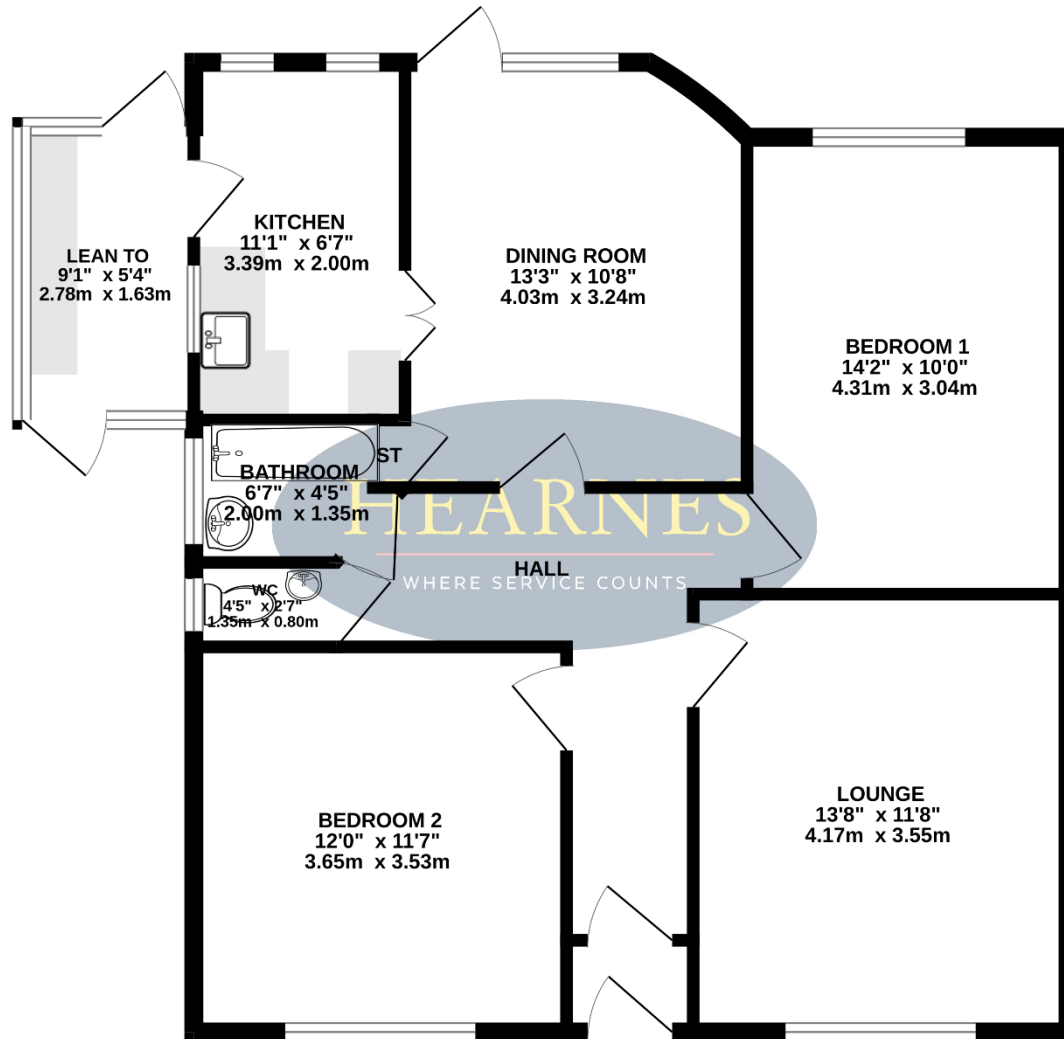
COUNCIL TAX BAND: C

EPC RATING: E



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

841 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.2 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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