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**Melbury Avenue, Poole,  
Dorset , BH12 4EL**



# Melbury Avenue, Poole, Dorset, BH12 4EL

## FREEHOLD PRICE £325,000

A good sized 3 bedroom semi detached home with a 60' private rear garden, and off road parking for 2/3 cars. The home has a generous entrance hall, lounge with separate dining area, modern kitchen with fully integrated appliances, family bathroom and a brick built garden room, presently housing a jacuzzi style hot tub (included in the sale). The owners have enjoyed their home for 10 years, making improvements over that time and now looking to upsize for their growing family.

- Good sized 3 bedroom semi detached home
- Spacious lounge with open fire and separate dining area that leads onto the garden
- Modern kitchen fitted in a range of cream units with wood effect work tops over and fully fitted with integrated appliances to include Zanussi 4 ring gas hob with extractor, fridge/freezer, AEG dishwasher and washer dryer
- Generous entrance hall with space to add a cloakroom; presently a great place for coats/shoes/storage
- Bedroom one with an excellent range of fitted wardrobes
- 2 further double bedrooms
- Bathroom with corner jacuzzi style bath with shower over
- Gas central heating and double glazing
- Fully secluded and enclosed garden, measuring approximately 60' x 30 and being very private with outside patio, area of lawn with well established trees and scrubs
- Detached garden room with power and light, fitted with a sunken jacuzzi style hot tub (included in the sale) and a further storage sheds, ideal for bikes/garden tools
- 2/3 off road parking spaces to the front

Set on Melbury Avenue, which leads onto Herbert Avenue, and Alder Hills, the property is conveniently located within 2 miles of Bournemouth and 3 miles of Poole. Local shops are within a few hundred yards and Bourne Valley Nature Reserve is within a mile with the shops on Ashley Road, in Parkstone a mile away. Local shops to include a convenience store and a takeaway are within a few hundred yards.

**COUNCIL TAX BAND: D**

**EPC RATE: D**





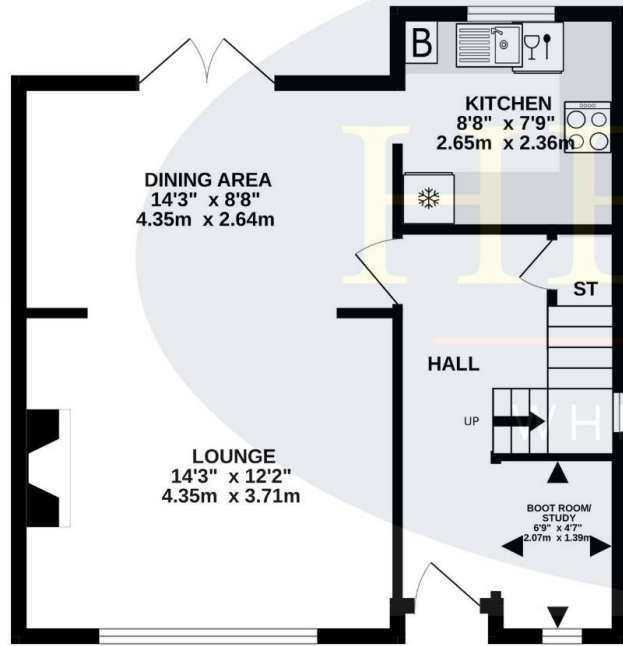




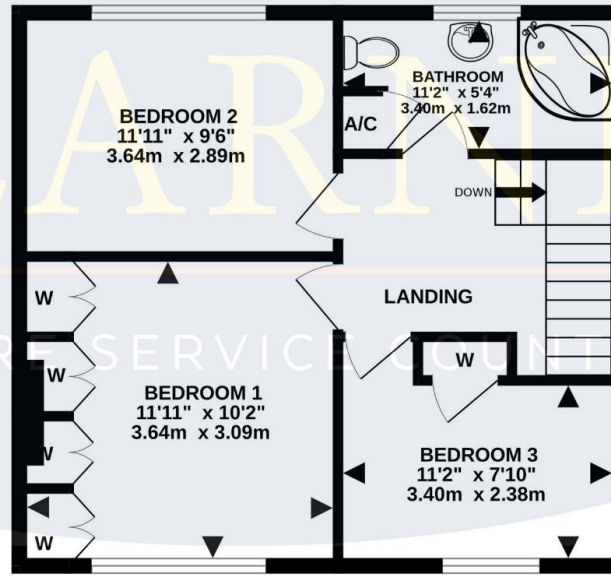


TOTAL FLOOR AREA : 1143 sq.ft. (106.2 sq.m.) approx.

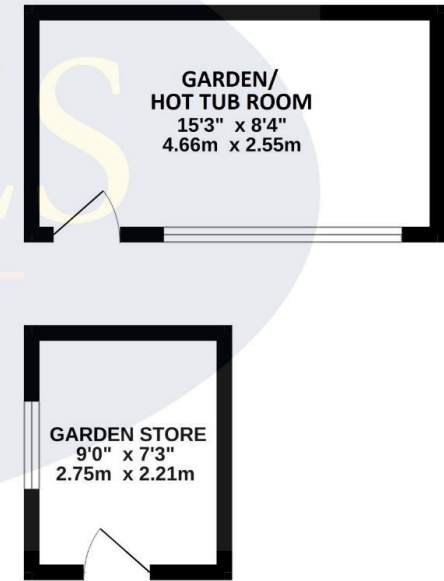
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



NOT LOCATED IN EXACT  
POSITIONS  
193 sq.ft. (18.0 sq.m.) approx.









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[www.hearnes.com](http://www.hearnes.com)

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

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