



**HEARNES**

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**67 Merrow Avenue, Branksome,  
Poole, Dorset, BH12 1PY**



# 67 Merrow Avenue, Branksome, Poole, Dorset, BH12 1PY

## FREEHOLD GUIDE PRICE £325,000 - £350,000

Tucked away at the end of a cul de sac and set right next to Talbot Heath Nature Reserve, is this charming 3 bedroom semi detached home, with garage which has been dearly loved by the current owner. The home has a wonderful warmth to it and includes a kitchen/dining room, spacious entrance hall, sitting room, 3 good size bedrooms and bathroom with separate w.c. The home has character and is well presented with wood effect flooring on the ground floor and wooden floors in the bedrooms. The 3 tier stairway is particularly attractive, adding character to the property. It further offers double glazed windows, southerly facing, very private garden, detached garage and off road parking for 2 cars. The generous plot has possibilities for a side extension (subject to planning) and the large windows look out onto trees from every window, offering a tranquil and extremely private setting. The home will be sold with no forward chain.

- Charming 3 bedroom semi detached home
- Wonderful setting, being the last home at the end of a cul de sac, right next to Talbot Heath Nature Reserve
- Completely private plot being screened from the road and having a very private southerly facing garden
- Single garage and driveway having off road parking for 2 cars
- Kitchen/dining room with a range of units with work tops over, extending to form a breakfast bar. Integrated oven, electric hob and extractor. Freestanding fridge/freezer and washing machine, which may be included in the sale
- Sitting room at the front with 2 large picture windows and a side view of the Nature Reserve
- Electric storage heaters, however, gas is laid to the property
- Double glazed windows
- Sold with no forward chain

Set adjacent to Talbot Heath Nature Reserve, Merrow Avenue is a cul-de-sac, tucked away off Winston Avenue. The Nature reserve is a 100-acre area of lowland heathland and forms part of the Bourne Valley. Ideal for walking, dogs and a diverse range of wildlife. It is also conveniently located within a few hundred yards to Bishop Aldhelm's CE Primary School and a local convenience store on Guest Avenue. With quick access to Alder Road, the property is under a mile to the Sainsburys Super Store and Branksome Retail Park, in the other direction. Bournemouth Town Centre is within 2 miles and Poole Town Centre, 3.5 miles

**COUNCIL TAX BAND: C**

**EPC RATE: F**

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





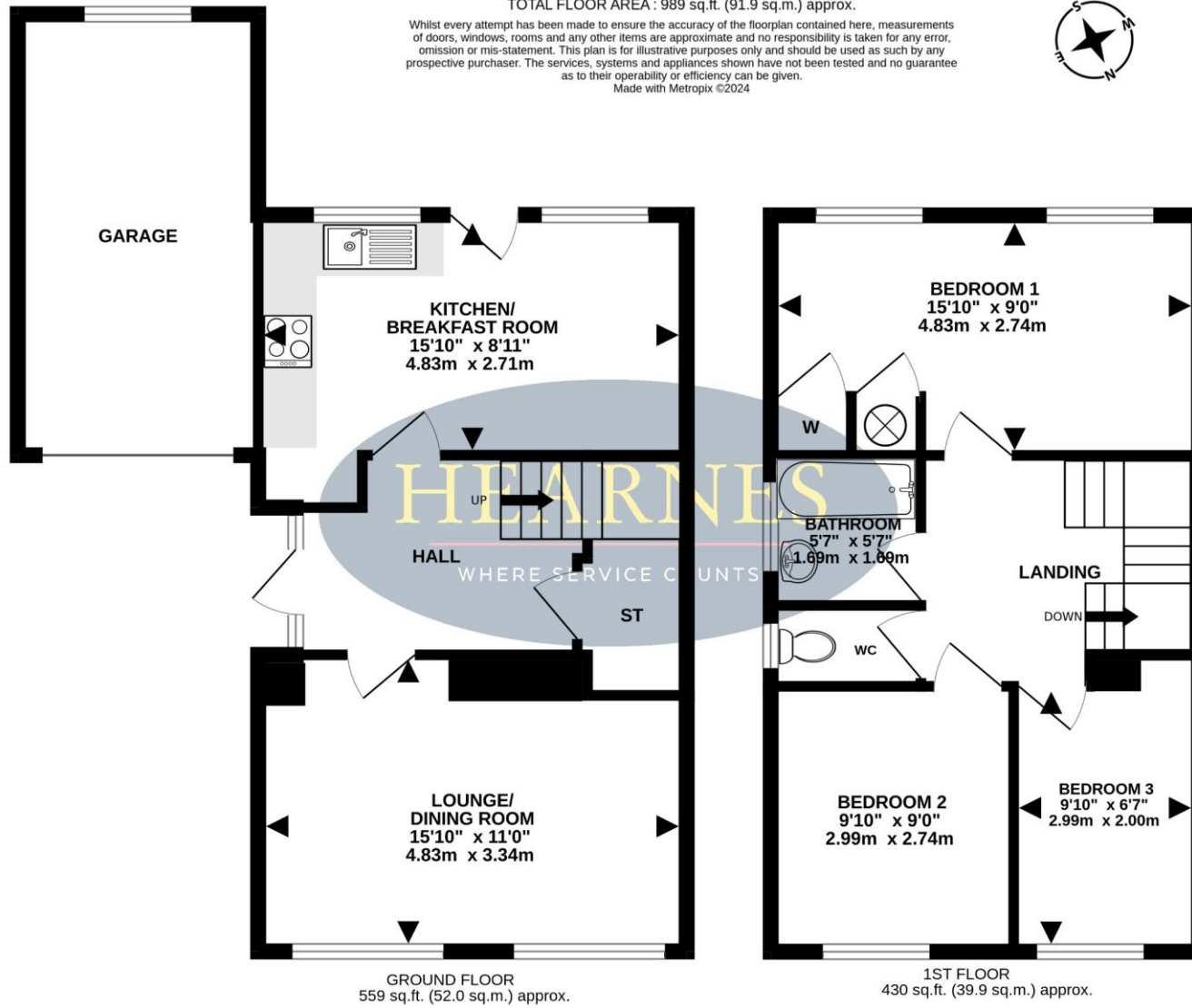




INCLUDING GARAGE

TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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