

**Guest Avenue, Branksome, Poole,
Dorset, BH12 1JA**



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FREEHOLD PRICE £375,000

A 2 double bedroom detached home, built 13 years ago to a very high specification throughout with solid wooden kitchen, having integrated appliances, sitting room with understairs storage cupboard, cloakroom, low maintenance rear garden and block paved drive with parking for 2 cars in tandem. Set in a convenient location with easy access to Bournemouth, Poole and being within a few hundred yards of Branksome Recreation Ground.

- Detached 2 double bedroom home built 13 years ago to a high specification
- First time to the market since built
- No forward chain
- Low maintenance and well presented property
- Excellent specification having some noteworthy features; solid woodwork throughout, to include doors, frames and staircase, tiled floors on the ground floor with under floor heating, fully insulated and boarded loft, pressurised hot water system, excellent quality sanitaryware, low voltage lighting on controlled dimmer switches, fitted window blinds
- Solid wood kitchen with a range of units and cupboards with work tops over and fitted with integrated appliances to include double oven, 4 ring gas hob with extractor, dishwasher, washing machine, Franke 1 ½ bowl sink with drainer, free standing American style fridge/freezer and concealed pull down and turn 'Sovos' TV/DVD player.
- Ground floor cloakroom
- Sitting room with tiled floor and doors leading to the garden
- Fabulous 4 piece main bathroom with feature jacuzzi style bath, corner shower and excellent storage cupboards
- Both bedrooms with deep built in cupboards
- Double glazed windows with fitted inset window blinds
- Gas central heating via a pressurised water system
- Low maintenance rear garden having attractive paving, large wooden deck with fixed gazebo covering over and an ideal space for eating or relaxing. Shed with power and light and presently holding the tumble dryer
- Block paved driveway with parking for 2 cars, side by side

Guest Avenue is an established residential area of predominantly detached homes of various ages and styles. It is conveniently located with good access to both Poole and Bournemouth Town Centres with Parkstone and Westbourne being just over a mile away. Branksome Recreation Ground is just over 400m, and a local convenience store is found on the corner of Winston and Guest Avenue. There are supermarkets close by as well as Branksome Retail Park and Rail station, which are approximately a mile away.

COUNCIL TAX BAND: C

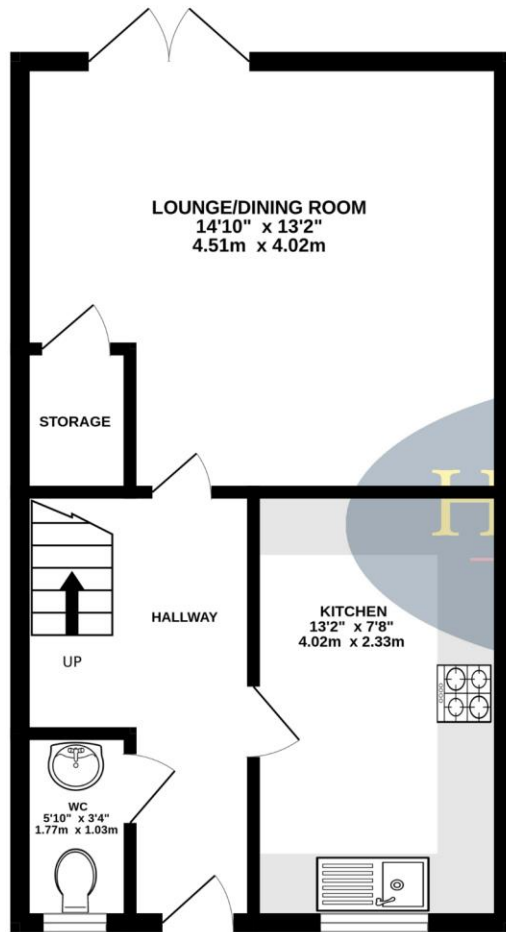
EPC RATE: C

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.

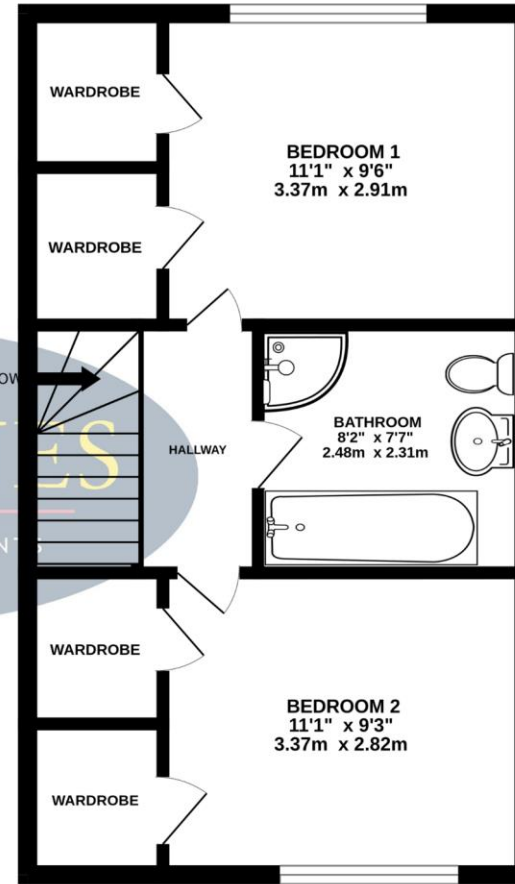




GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 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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