

**88 Tollard Close, Poole,
Dorset, BH12 4AU**



HEARNES

WHERE SERVICE COUNTS

88 Tollard Close, Poole, Dorset, BH12 4AU

FREEHOLD PRICE £215,000

A charming one bedroom end of terrace home that has been lived in by the original owners since being bought off plan in 1995. Offering neat and clean accommodation to include entrance porch, lounge/dining room, modern kitchen with fitted appliances, bedroom with fitted furniture, modern bathroom, low maintenance enclosed rear garden. There is a parking area around the development which is owned and maintained by the council with a parking space opposite no 88, which they have used since they bought it although it is not allocated in the deeds. The home is set at the end of a quiet cul de sac, within a hundred yards to Bourne Valley Nature Reserve and with a community feel to the area. Further offering double glazed windows, gas central heating and sold vacant with no forward chain.



- End of terrace one bedroom home built in 1995
- Situated at the end of this quiet cul de sac within a hundred yards of Bourne Valley Nature Reserve
- Well-presented throughout with neat and clean accommodation
- Entrance porch leading to a lounge/dining room, with stairs to the first floor
- Modern kitchen in a range of white units with work tops over and fitted with a cooker and fridge/freezer
- Fully enclosed low maintenance garden, being paved and having a storage shed and side access to the front
- Double bedroom with built in mirror fronted double wardrobe and further over bed storage and fitted bed side tables
- Bathroom with window and a white suite to comprise bath with shower over, wc and wash hand basin)
- Double glazed and gas central heating via a serviced boiler
- Vacant and sold with no forward chain

The property is situated in a popular residential area at the end of the cul de sac, surrounded by similar properties, all built around 1995. Bourne Valley is 100 yards away with its 15 hectares of natural heathland, walking and cycle paths, open grassland, and central pond. Local facilities are just half a mile walk in Wallisdown and Sainsbury's superstore is a similar distance in Alder Road. Rossmore Leisure Centre is just under a mile away and Knighton Heath Golf Course is within 2.5 miles. The beach and sea are around 3 miles away.

COUNCIL TAX BAND: B

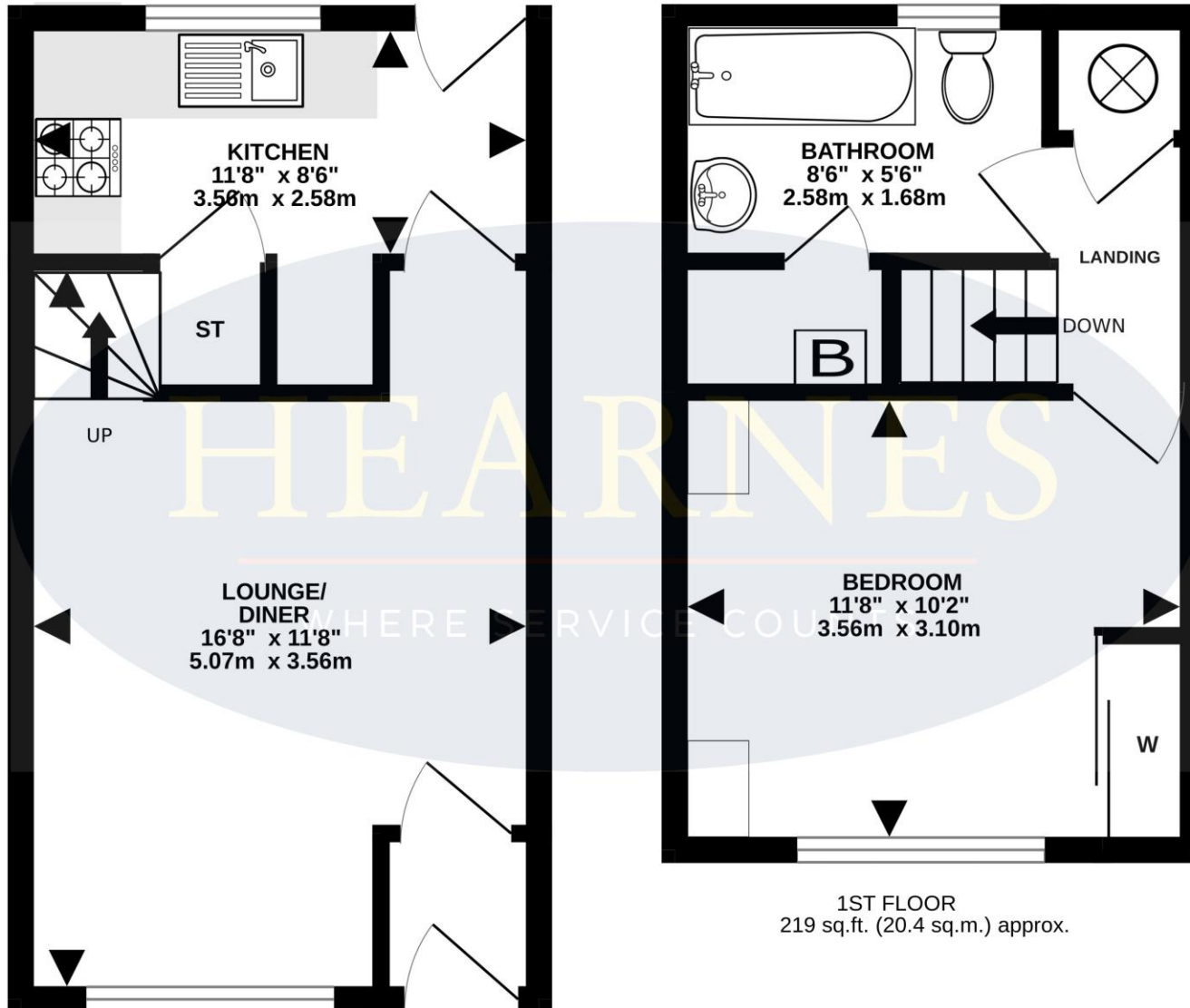
EPC RATE: C

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.



TOTAL FLOOR AREA : 478 sq.ft. (44.4 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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