



Mayfield Avenue, Poole BH14 9NY



Property Summary

We are pleased to present this attractive two double bedroom semi-detached home, ideally located on a quiet road within easy walking distance of the popular amenities at Penn Hill. The property offers well-balanced and spacious accommodation, making it an excellent choice for professionals, couples, or small families seeking a comfortable home in a convenient setting.



Key Features

- Two double bedroom semi-detached house
- Quiet residential road
- Walking distance to Penn Hill amenities
- Spacious living room
- Kitchen/Dining Room
- Integrated kitchen appliances
- South-facing, low-maintenance garden
- Modern fitted bathroom
- Off-road parking for multiple vehicles
- Unfurnished



About the Property

The ground floor comprises a welcoming living room and a superb, fitted kitchen/dining room, designed as the true hub of the home. The kitchen is equipped with integrated appliances including a washing machine, dishwasher, and under-counter fridge and freezer, and opens directly onto a low-maintenance, south-facing garden with the added benefit of a storage shed.

Upstairs, the property features two generous double bedrooms, and a modern fitted bathroom complete with bath and shower over, sink, toilet and heated towel rail. Externally, there is off-road parking to the front via a shingle driveway providing space for multiple vehicles, along with additional on-street parking. The property is offered unfurnished.

Council tax Band: D

Material Information:

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: Not aware

Flood, erosion or coastal risk: Not aware

Heating type and fuel: Gas central heating

Water supply/sewerage details: Mains

Planning proposals or local development that may affect the property: Not aware

Floor level (if within a building): N/A

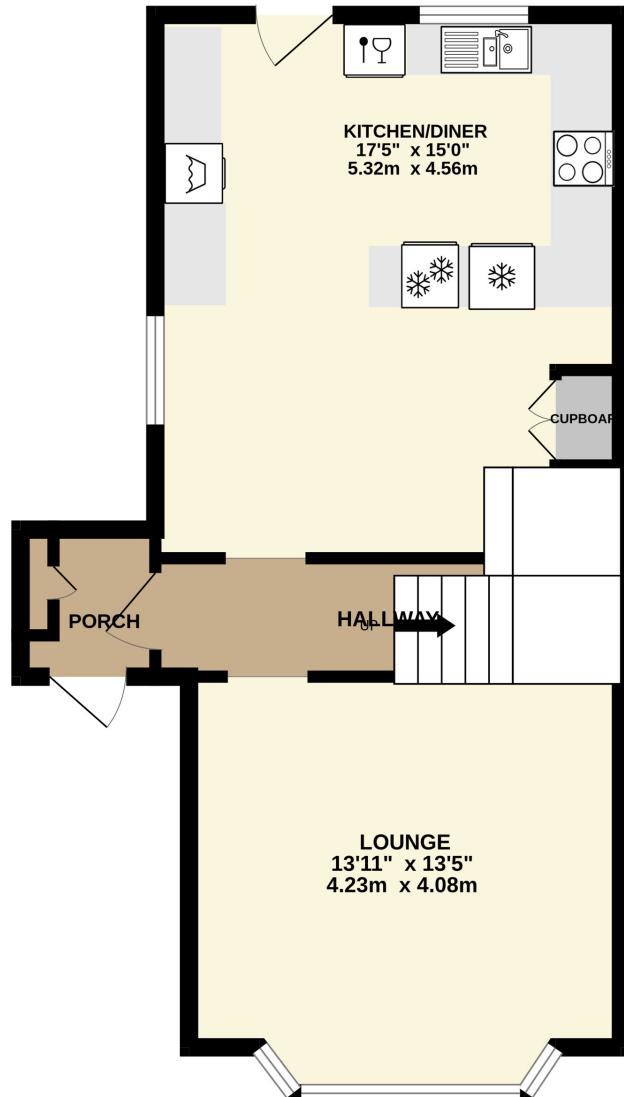
Available for pets

Mays Residential Lettings are members of ARLA Propertymark.

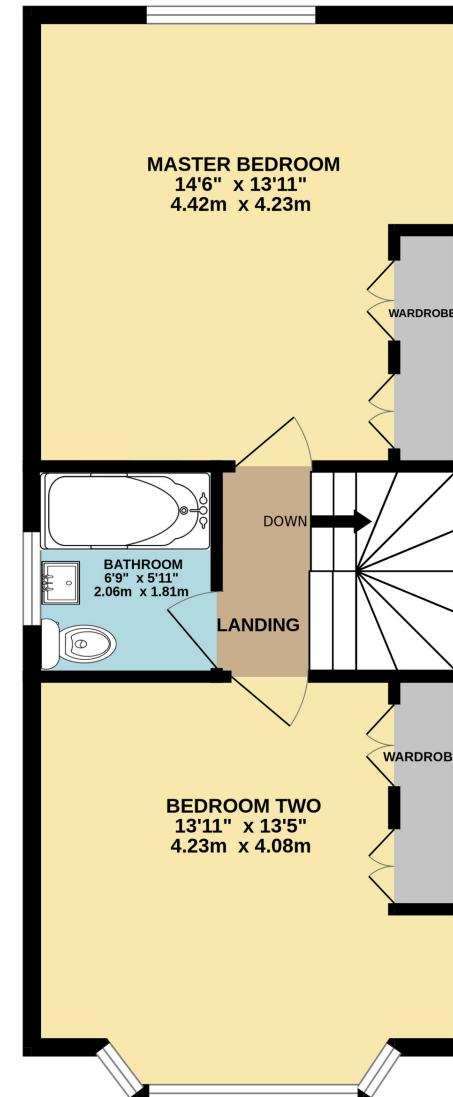
Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme.

Mays are part of the Property Ombudsman Scheme TPO - DO3138

GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



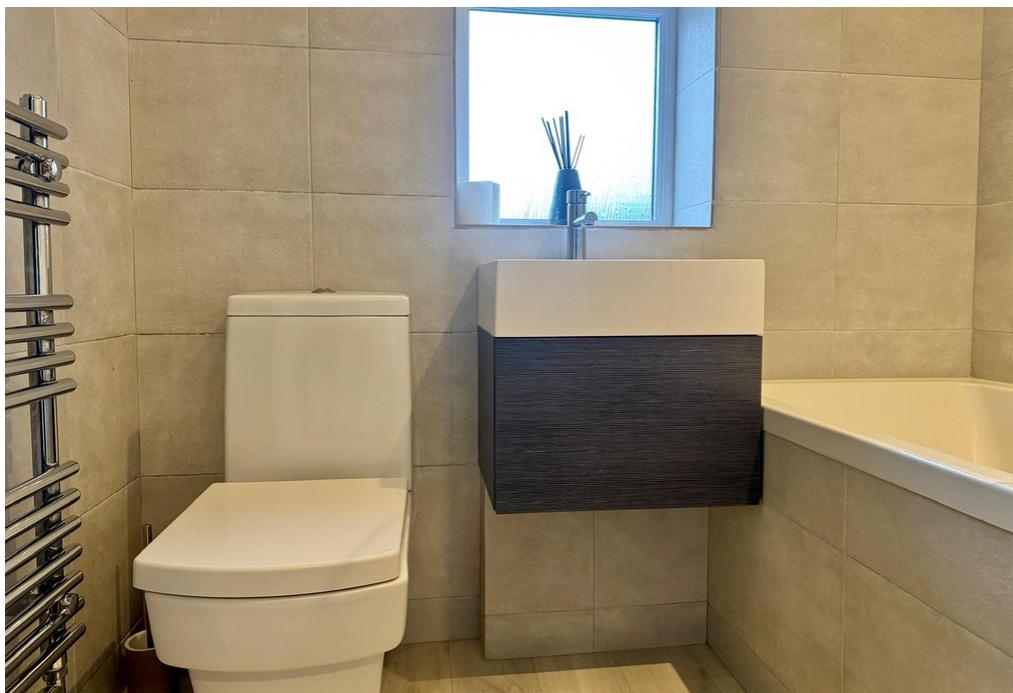
1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



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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About the Location

Penn Hill village enjoys a variety of café bars, restaurants and an interesting collection of specialist shops. This popular location is home to a mixture of character and modern properties, with excellent communications to the town centres of Poole and Bournemouth, as well as the blue flag beaches at Branksome Chine and the world-famous Sandbanks peninsula. Within a short distance from Parkstone railway station with direct links to Southampton and London, this convenient location is ideal for a family home, but also a popular choice for a second home. Penn Hill also lies within a favoured school catchment area.

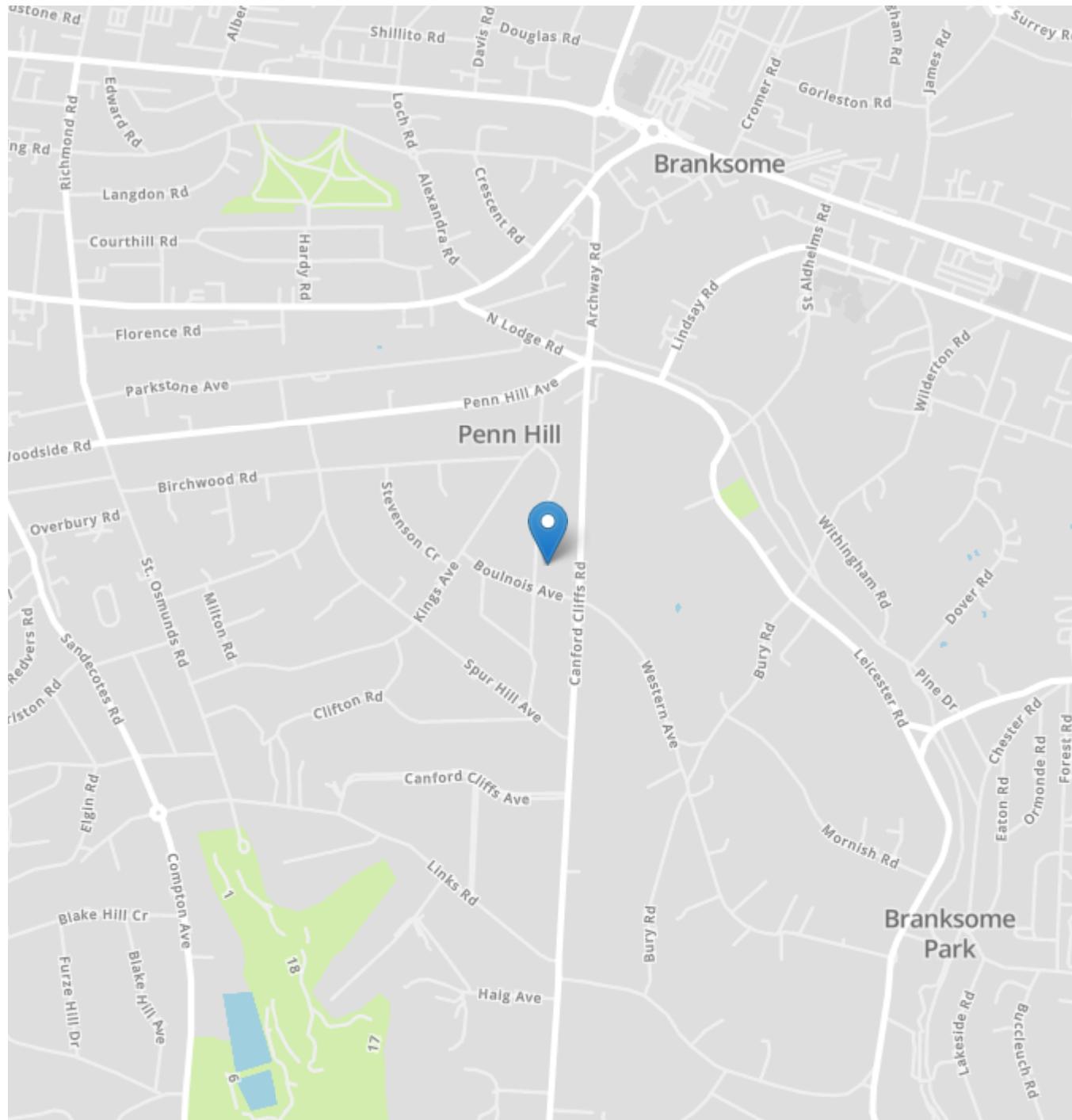


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling and letting property for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		61
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Mays Lettings

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