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142 Winston Avenue, Poole, Dorset, BH12 1PQ

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FREEHOLD PRICE £350,000

A well presented and charming 3 bedroom semi detached home, with garage and carport, which has been dearly loved by the current owner over the past 38 years. The home has a wonderful warmth to it and includes a kitchen/dining room, spacious entrance hall with cloakroom, sitting room, 3 good size bedrooms, and a bathroom with separate w.c. The home has excellent storage, part boarded loft and is to be sold vacant with no onward chain. It further offers double glazed windows, gas central heating, a delightful private rear garden, small front garden and off road parking for 2 cars.

- Charming 3 bedroom semi detached home
- Although requiring some modernising, it is very clean and neat throughout
- Single garage adjoining the home with carport and driveway having off road parking for 2 cars
- Kitchen/dining room with a range of units with work tops over, with a pull out island unit and fitted with integrated double oven, 4 ring electric hob and extractor, space for under counter fridge. Matching wall storage unit
- Ground floor cloakroom
- Sitting room at the front with 2 large picture windows
- Large main bedroom with views of the garden and Talbot Heath Nature reserve
- Bedroom 2 fitted in a range of wardrobes, overhead cupboard and drawers
- Shower room
- Part boarded loft with pull down ladder
- Gas central heating and double glazed windows
- Delightful garden having a covered area from the kitchen and side access door to the garage. The garden is well stocked with plants, flowers and greenery. Towards the bottom of the garden is a place for vegetable growing and to catch the evening sun!
- Garage with power and light, plumbing for washing machine and space for fridge/freezer
- Sold with no forward chain

Set within a few hundred yards of Talbot Heath Nature Reserve, Winston Avenue is a popular location for families. 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 D

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



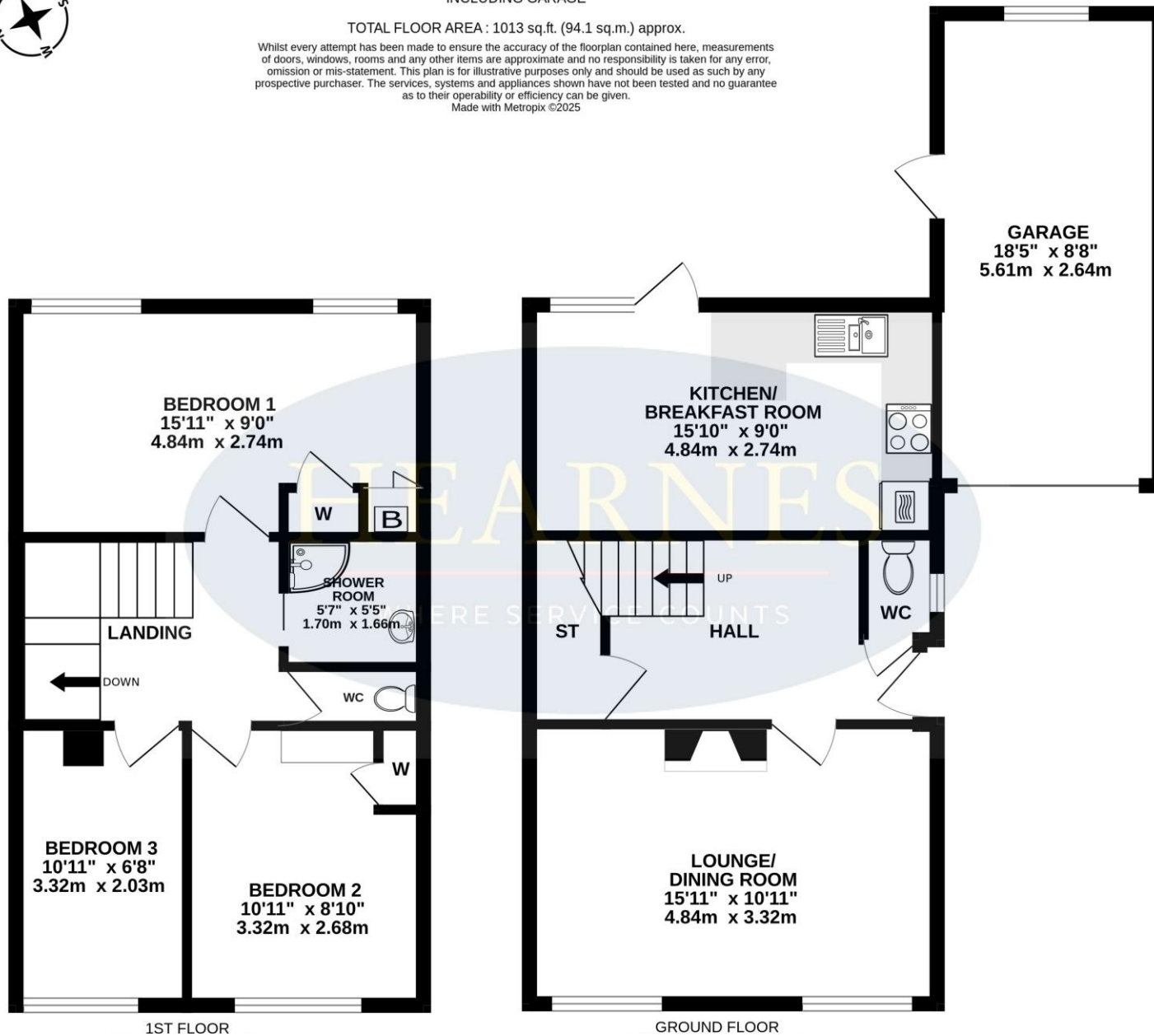




INCLUDING GARAGE

TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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