



**18 Morrison Avenue, Branksome,
Poole, Dorset, BH12 4AD**

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Freehold Guide Price £400,000 - £415,000

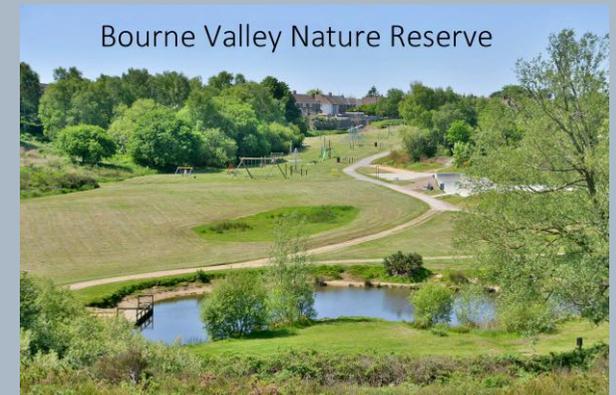
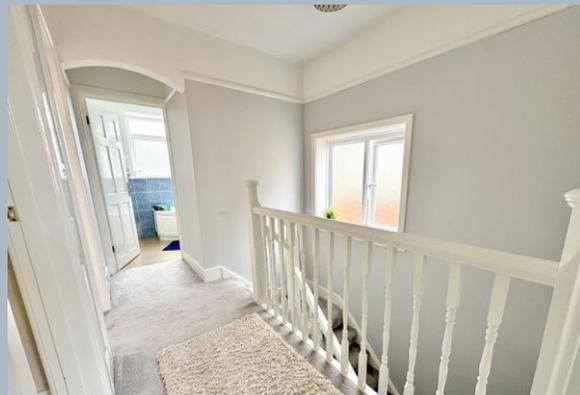
A well presented 3 bedroom 1930's detached family home, set in a convenient cul de sac location, with 2 reception rooms, conservatory, generous kitchen/breakfast room, block paved driveway and a south westerly facing rear garden. This bright family home further benefits from a downstairs cloakroom, gas central heating, double glazing and has been redecorated in modern tones.

- Attractive, well presented 3 bedroom 1930's detached family home
- Generous lounge and separate dining room
- Spacious double glazed conservatory
- Generous kitchen/breakfast room offering potential for personalisation with a range of wooden units with work tops over and fitted with integrated oven, gas hob, extractor, fridge/freezer and space for washing machine, dishwasher and tumble dryer
- Ground floor cloakroom
- Spacious and bright throughout due to the lovely bay windows and high ceilings which are typical of a property from this era
- The 40ft x 20ft south westerly facing rear garden is part walled and has been laid with artificial grass for low maintenance and a block paved patio abutting the rear elevation. The garden enjoys the sun most of the day and into the evening
- Block paved driveway with off road parking for 2 cars
- Gas central heating and double glazing throughout

This lovely home is set in a cul-de-sac location and is conveniently positioned with local shops just round the corner, approximately 400m from St Josephs Catholic Primary School and within ½ a mile of Branksome Recreation Grounds which offers an 11 a side football pitch, cricket green and children's play area. The main shopping area in Ashley Rd is approximately one mile away and Poole Retail Park is 0.7 of a mile with a Sainsbury's superstore a similar distance. Poole Town Centre with its range of shops and bars is 3 miles away, with Poole Harbour a little further on.

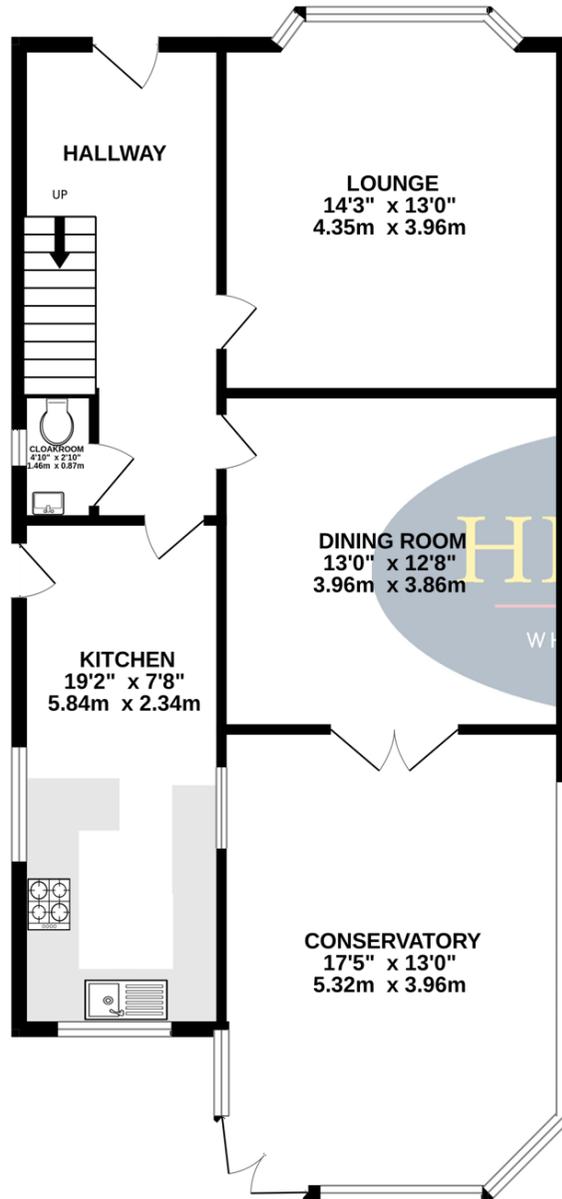
COUNCIL TAX BAND: D EPC RATE

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.

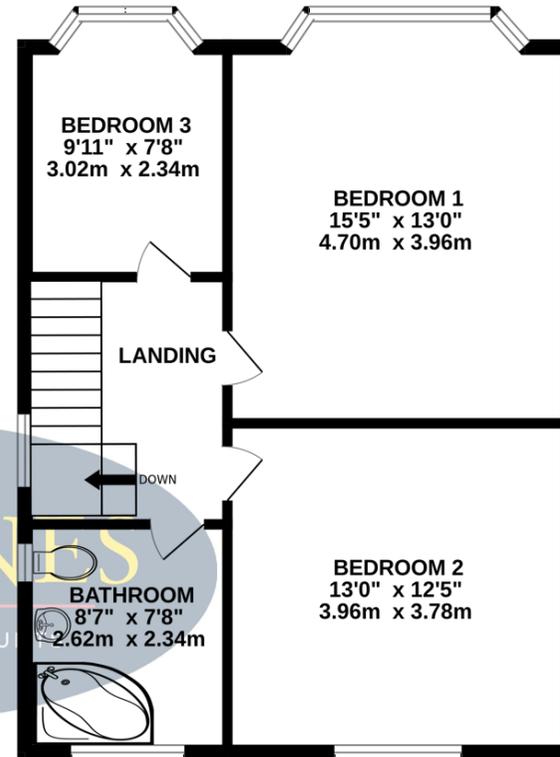




GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



HEARNES
WHERE SERVICE COUNTS

TOTAL FLOOR AREA : 1412 sq.ft. (131.2 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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