



46 Coy Pond Road, Coy Pond, Poole, Dorset BH12 1JU

Guide Price £450,000 Freehold

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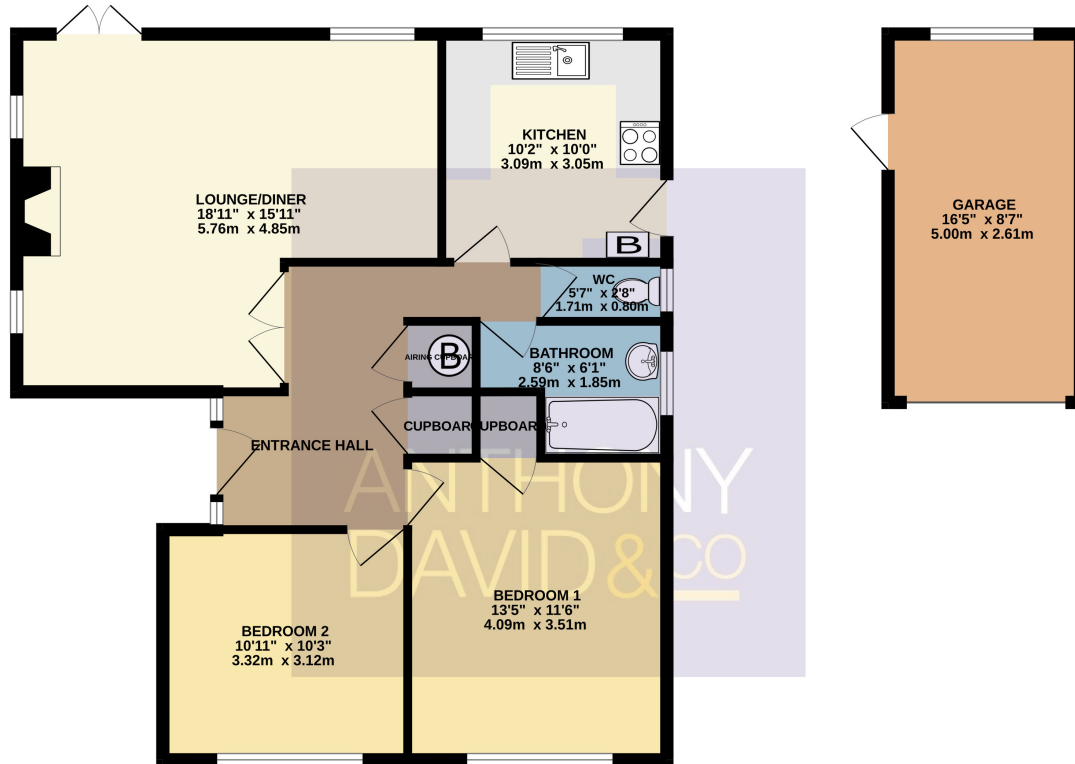
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**** NO FORWARD CHAIN **** A charming two double bedroom detached bungalow situated in this sought after rarely available road between Poole and Bournemouth, moments from the idyllic Coy Pond and its scenic walk to Bournemouth Gardens and sandy bathing beaches. This 'hidden gem' would benefit from some cosmetic updating and internal viewing is imperative to not only appreciate its stunning location but also its full potential to become a really special home. The accommodation on offer comprises: spacious entrance hall, 18' lounge/diner, fitted kitchen, separate cloakroom and bathroom. Externally the property boasts a delightful rear garden with sun patio and lawned area. To the front the driveway provides off road parking which in turn leads to a garage with electric up and over door. Further features of this quaint property include: include; feature fireplace to lounge/diner, storage cupboards, greenhouse and shed to garden, gas central heating and UPVC double glazing.

**ANTHONY
DAVID & CO**

GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.

GARAGE
140 sq.ft. (13.0 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 18' 11" x 15' 11" (5.77m x 4.85m)

Kitchen 10' 2" x 10' 0" (3.10m x 3.05m)

Bedroom One 13' 5" x 11' 6" (4.09m x 3.51m)

Bedroom Two 10' 11" x 10' 3" (3.33m x 3.12m)

Bathroom 8' 6" x 6' 1" (2.59m x 1.85m)

Separate Cloakroom 5' 7" x 2' 8" (1.70m x 0.81m)

Garage 16' 5" x 8' 7" (5.00m x 2.62m)

Garden Enclosed

Driveway Off road parking

Council Tax Band E

TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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