



**32 Cooke Road, Branksome, Poole,
Dorset, BH12 1QB**

HEARNES

WHERE SERVICE COUNTS

32 Cooke Road, Branksome, Poole, Dorset, BH12 1QB

Freehold Price £269,950

A modernised two bedroom terraced house with an updated kitchen and modern fully tiled bathroom, with the benefit of direct access to a garage with power and light. Situated in a popular residential area within a short walk of schools and local amenities. This well presented home has an entrance porch, open plan lounge/dining room with wood effect flooring, separate high end kitchen and enclosed rear garden. Further offering new internal doors, plantation shutters, updated modern décor, replaced boiler, gas central heating and double glazing. Outside is a level garden with a side door that leads to the garage at the rear.

- Updated and well-presented 2 bedroom terrace house, set in a popular location
- Generous lounge/dining room with wood effect flooring
- Refitted separate kitchen with a range of white high gloss units with worktops over and fitted with integrated 4 induction hob, oven below and extractor above, space for fridge/freezer, washing machine, tumble dryer and dishwasher
- Bedroom one with built in cupboard and wardrobes to remain in both bedrooms
- Oak veneer doors to upstairs rooms.
- Fully enclosed, low maintenance rear garden, with outside covered decked area, ideal for outside dining, and the rest laid to lawn and leading to garage
- Double glazed windows with plantation shutters
- Direct access from garden to garage in block to the rear, with power and light
- On street parking to the front
- Sold vacant with no forward chain

Poole Town Centre is located just over 4 miles away, which has much to offer all year round and not only does Poole boast a range of shops and dining facilities, it offers waterside walks along the Quay and a wonderful park. Branksome Recreation Ground is located just over ½ a mile away, offering a substantial open space with various playing fields and play areas. Local shopping is well served with Sainsburys Superstore nearby and Ashley Road shops within a mile. The location is convenient for Bournemouth and Westbourne as well.

COUNCIL TAX BAND: B

EPC RATING: C

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.



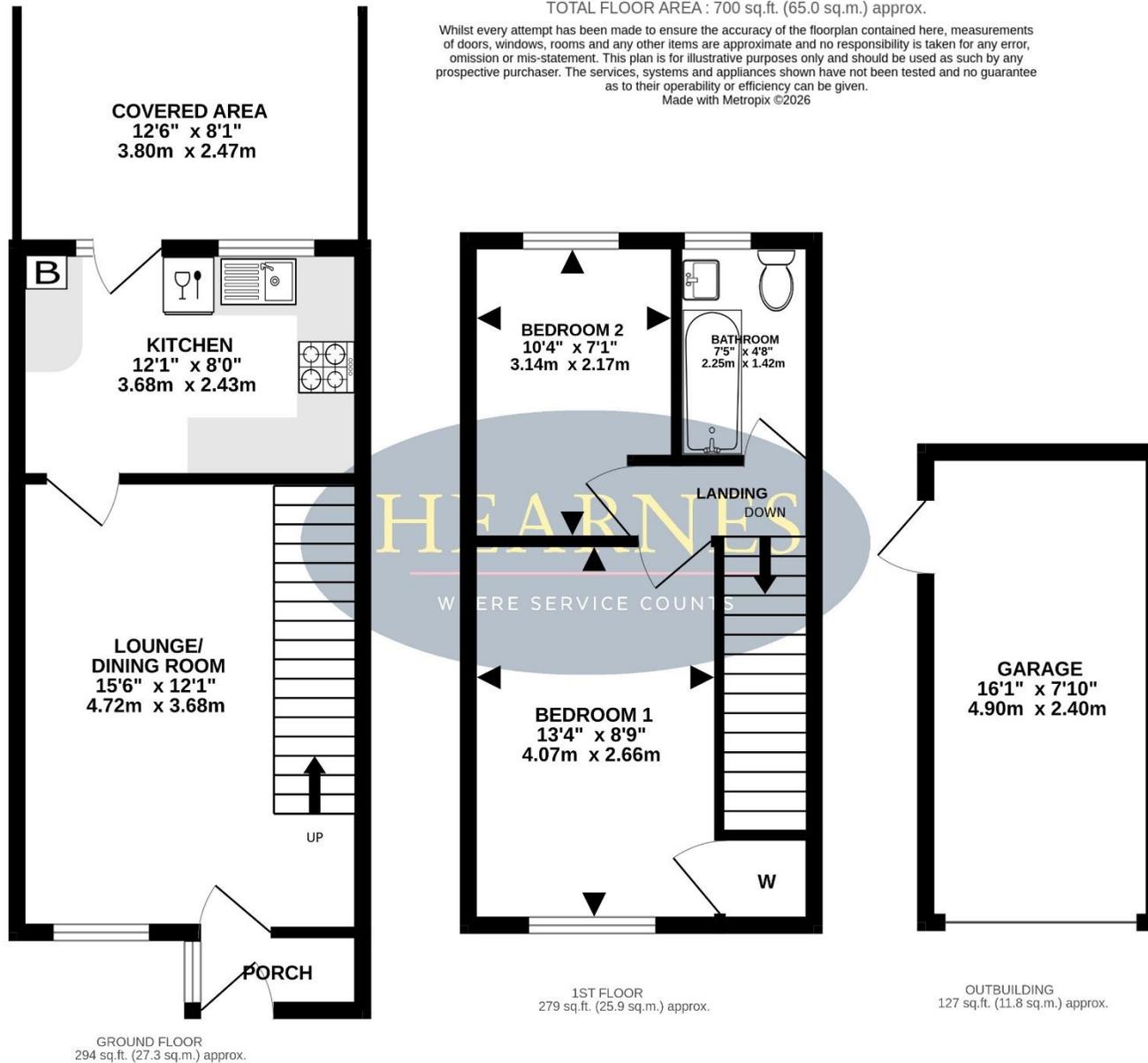


INCLUDING OUTBUILDING, NOT INCLUDING COVERED AREA

TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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