



Alder Heights, Poole, Dorset, BH12 1QX

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FREEHOLD PRICE £325,000

Set in a quiet modern development, built in 2001, is this beautifully presented 2 double bedroom end of terrace home with 2 off road parking spaces, conservatory and westerly facing garden. The current owner has loved living at the property due to the quiet location and house layout. The home has a separate kitchen, lounge, stunning conservatory, bathroom and benefits from a downstairs cloakroom, gas central heating and double glazing. The owner needs to find a forward purchase.

- Modern 2 double bedroom end of terrace home built in 2001
- Tastefully presented throughout
- Kitchen fitted with double oven, gas hob, extractor, space and plumbing for washing machine, and fridge/freezer
- Delightful conservatory having a recently replaced solid roof with a pair of Velux ceiling windows and doors leading out to the garden
- Modern first floor bathroom with shower over the bath
- Good size westerly facing low maintenance garden that is fully enclosed, private, has a storage shed and side access to the front
- Off road parking for 2 cars in front of the property
- Downstairs cloakroom and good size understairs storage cupboard
- Gas central heating and double glazing
- Tiled flooring in the hallway, kitchen, cloakroom and conservatory and engineered wood flooring in the lounge/dining room.
- Blinds, curtains and light fittings included in the sale

Set in a development of similar properties, Alder Heights is located off Winston Avenue in Poole. Located in a convenient location, being under half a mile to Bishop Aldhelm's CE primary school and a little further on being Talbot Heath which leads to Coy Pond and then the Bournemouth Upper Gardens. A local convenience store is just over 100 m away, along with local shops on Herbert Avenue, Sainsbury Superstore and Ashley Road shops, at Parkstone, being close by. Bournemouth and Poole Town Centres are just over 2 miles away.

Tenure: Freehold

Maintenance charges: Approximately £255.00 half yearly. The development has a management company Alder Heights Management

COUNCIL TAX BAND: C

EPC RATE: C

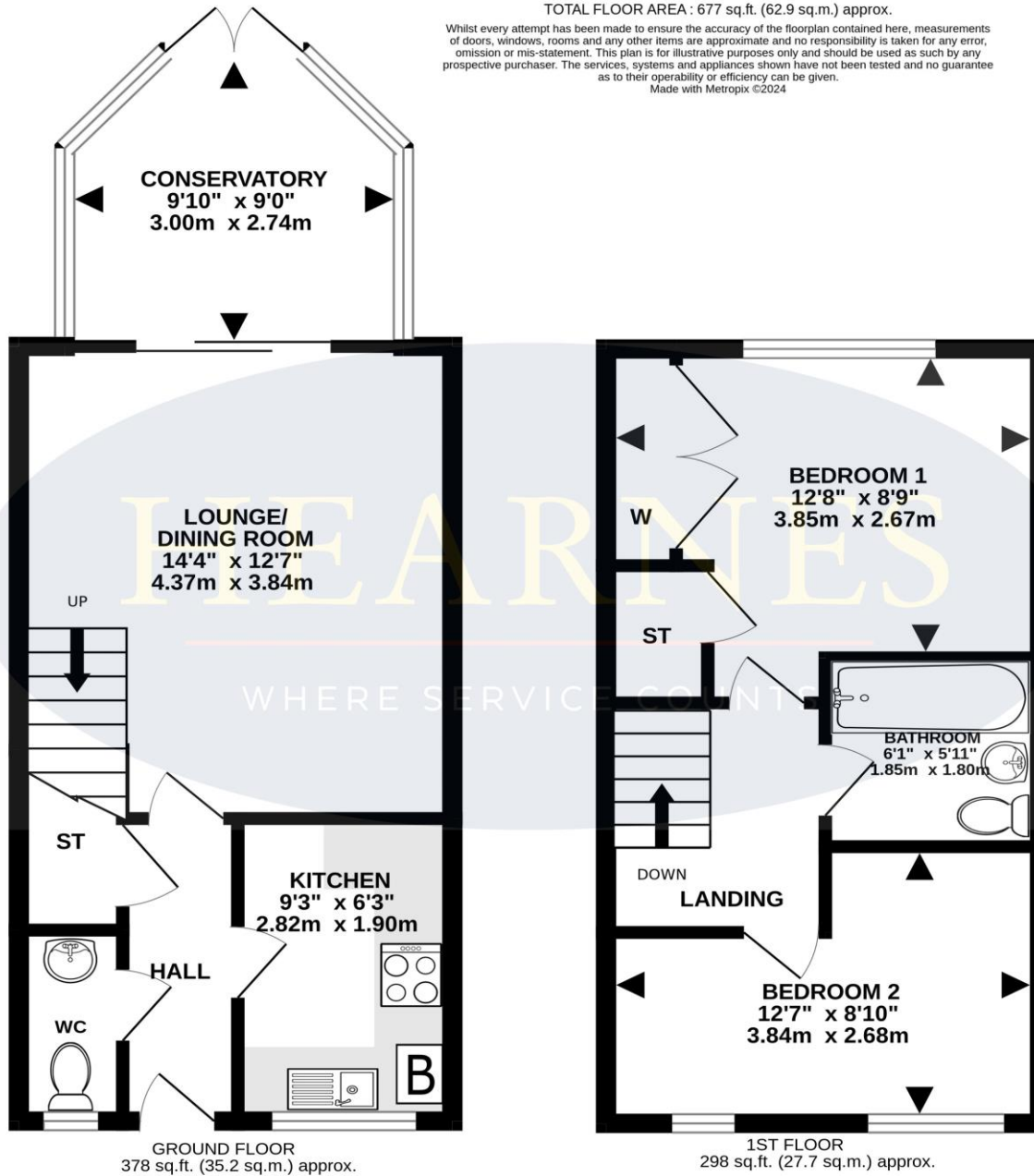
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily





TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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