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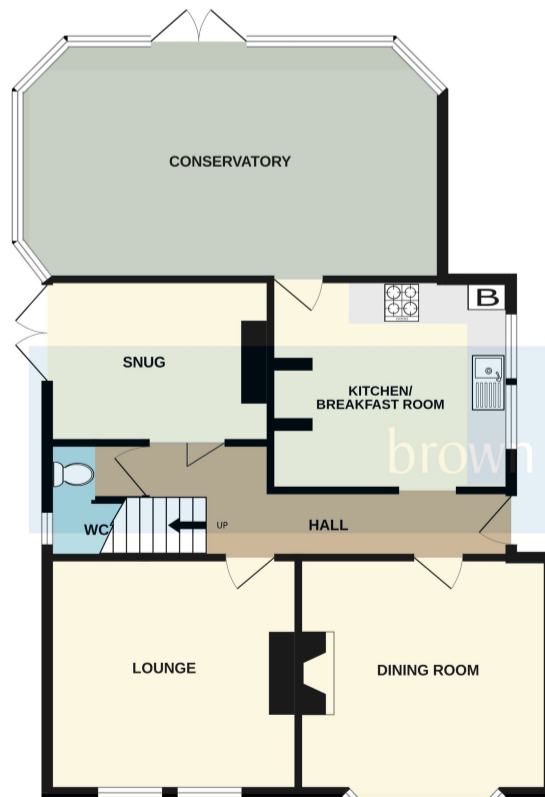
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.

TOTAL FLOOR AREA: 1547 sq.ft. (143.7 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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1ST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



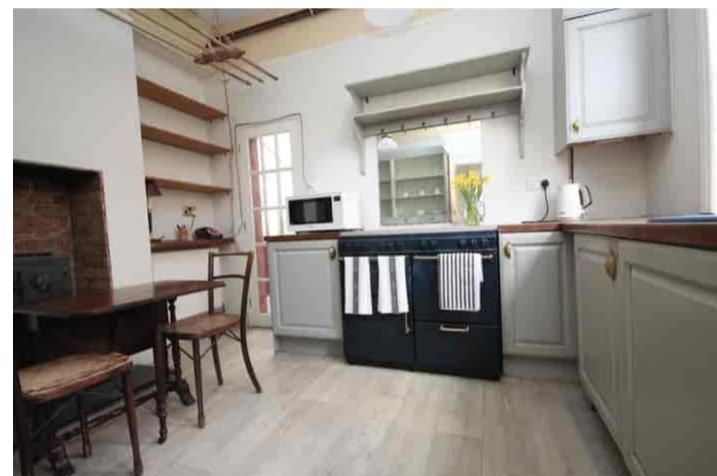
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**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## 5 Havelock Road, COY POND, Poole, Dorset BH12 1LA

Guide Price £700,000

### The Property

An extremely rare opportunity to acquire this charming detached property boasting a wealth of character features, nestled within a mature private plot. Situated in a quiet cul-de-sac, this property presents an exciting opportunity for those looking to create their dream home with vision to modernise and further enhance its charm. The generous accommodation consists of a lounge, dining room and snug, kitchen and conservatory/sun room, and ground floor w.c., on the first floor are three bedrooms with bathroom and an additional w.c. The grounds surrounding the property offer a good degree of privacy with established planting and trees and there is ample parking to the front of the property.

The property occupies a lovely setting moments from a footpath which leads to picturesque Coy Pond, known for its tranquility and natural beauty, the pond itself is home to various species of fish, ducks and other wildlife and the surrounding area is a perfect spot to enjoy a picnic. Explore in the other direction and you can take a stroll along the Gardens which meander directly into Bournemouth town centre with golden sandy beaches beyond. Westbourne with its laid back ambience is also within comfortable reach and there you will find an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Rail stations are also readily available at Branksome and Bournemouth, as are bus services which operate to surrounding areas.

### ENTRANCE HALL

#### LOUNGE

12' 11" x 12' 0" (3.94m x 3.66m) UPVC double glazed bay window, multi fuel burner fireplace.

#### DINING ROOM

15' 0" x 12' 11" (4.57m x 3.94m) Front aspect UPVC double glazed bay window, radiator, feature open fireplace.

#### SNUG

11' 9" x 8' 5" (3.58m x 2.57m) Side aspect UPVC double glazed door, radiator, open fireplace.

#### W.C. (UNDERSTAIRS)

Low level w.c. and wash hand basin.

#### KITCHEN

12' 1" x 10' 9" (3.68m x 3.28m) Fitted units with hardwood work surfaces, space for cooker, space and plumbing for washing machine, space for dishwasher, wood burner, door to conservatory/sun room.

#### CONSERVATORY/SUN ROOM

22' 11" x 12' 10" (6.99m x 3.91m) Double opening doors to garden.

#### FIRST FLOOR LANDING

Hatch to loft with potential to convert (subject to necessary building consents/regulations).

#### BEDROOM ONE

13' 7" x 12' 11" (4.14m x 3.94m) Front aspect double glazed window, radiator.

#### BEDROOM TWO

12' 11" x 11' 11" (3.94m x 3.63m) Front aspect double glazed window, radiator.

#### BEDROOM THREE

12' 6" x 10' 10" (3.81m x 3.30m) Side aspect double glazed window, radiator.

#### BATHROOM

Suite comprising bath, wash hand basin and w.c. Double glazed window to the side aspect.

#### SEPARATE W.C.

Wash hand basin and w.c.

#### FRONT OF PROPERTY

Driveway approach providing off road parking, the remainder of the front is laid to lawn with established surround.

#### REAR GARDEN

The property sits on an established plot with mature surround, areas of lawn with an abundance of planting.

#### COUNCIL TAX - BAND E