



HEARNES

WHERE SERVICE COUNTS

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

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Freehold Price £245,000

A two double bedroom terraced house with a garage, on street parking outside, conservatory and situated in a popular residential area within a short walk of schools and local amenities. The home has an entrance porch, open plan lounge/dining room with new carpets, separate kitchen, conservatory, first floor bathroom along with gas central heating and double glazing. Outside is a level garden with a gate that leads to the garage block to the rear. The owner has had a brand new boiler fitted in November 2025.

- 2 double bedroom terrace house, set in a popular location
- Generous lounge/dining room with new carpets
- Separate kitchen with a range of units with worktops over and fitted with integrated 4 ring gas hob, oven below and extractor above, space for fridge/freezer and washing machine
- Conservatory doors to the rear garden
- Bedroom one with built in cupboard
- Fully enclosed, low maintenance rear garden, with patio and laid to lawn
- New combination boiler fitted in November 2025
- Gas central heating and double glazing
- Garage in block to the rear, approached via a driveway
- On street parking to the front

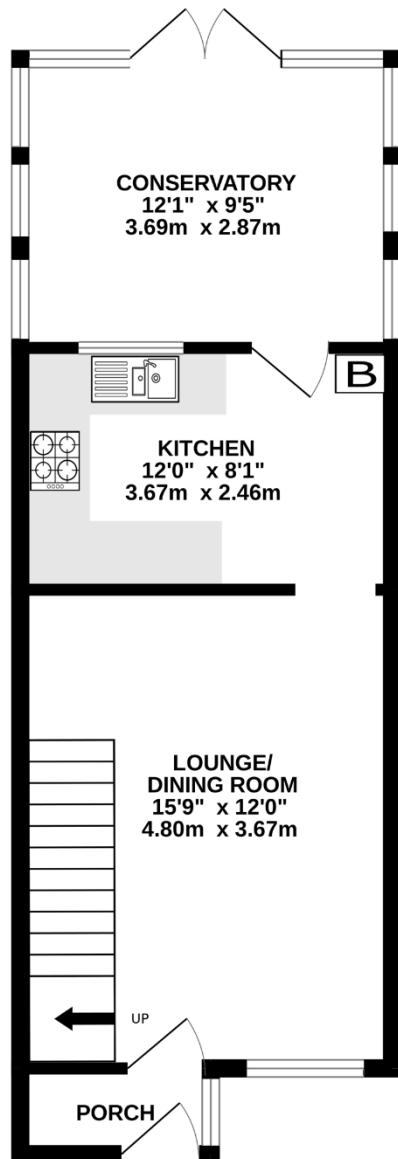
Poole Town Centre is located just over 4 miles away, which has much to offer all year round and not only does Poole boast a range of shops and dining facilities, it offers waterside walks along the Quay and a wonderful park. Branksome Recreation Ground is located just over $\frac{1}{2}$ a mile away, 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

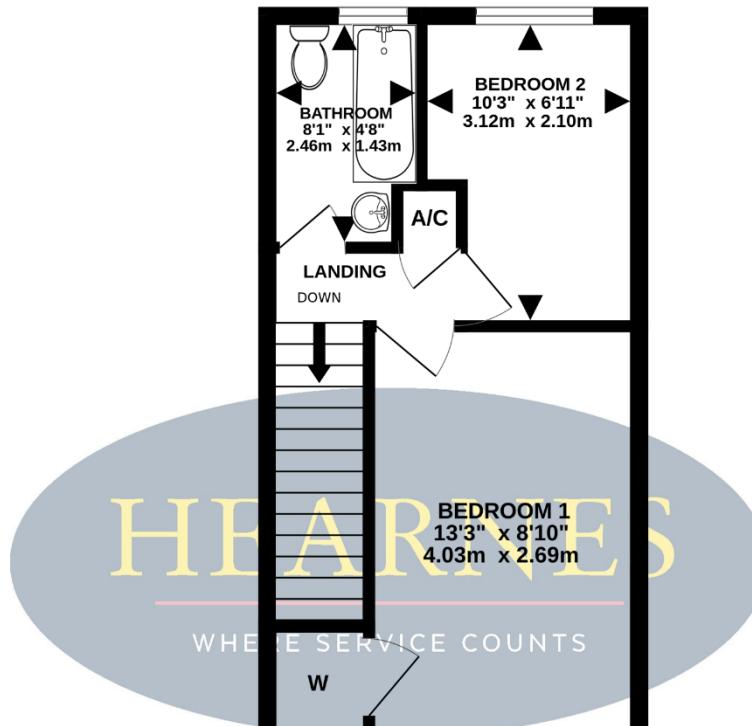
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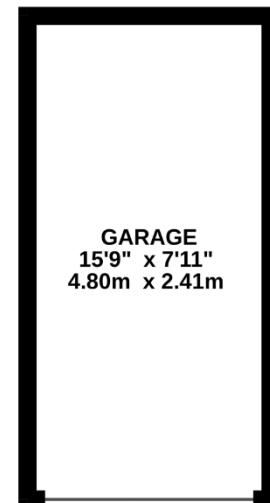
GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



OUTBUILDING
125 sq.ft. (11.6 sq.m.) approx.



INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 824 sq.ft. (76.5 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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