



HEARNES

WHERE SERVICE COUNTS

**11 Birds Hill Road, Poole,
Dorset, BH15 2QH**

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FREEHOLD PRICE £425,000

A very rare opportunity to acquire a 2/3 double bedroom, 1920's 'cottage' style detached bungalow, less than 200 yards from Poole Park and under half a mile to Poole Town Centre. The property offers huge potential for modernising and updating and is set on a corner location, with surrounding gardens offering a charming and unique feel. The original bungalow has been modified and extended to include 3 double bedrooms, open plan kitchen/dining/dayroom, separate conservatory, utility room and family bathroom. There is a garage and parking to the side of the plot and further offers gas central heating and double glazing and will be sold vacant with no forward chain.

- A 1920's 2/3 bedroom detached bungalow moments away from Poole Park on a corner plot
- Huge potential for updating and modernisation
- Open plan kitchen/dining/dayroom
- Kitchen fitted in a range of white units with worktops above, with integrated fan oven and electric hob
- Separate utility with space and plumbing for washing machine
- Conservatory which can be used as a dining area
- Bathroom to include bath, separate shower, wash hand basin and wc
- Large loft space with power and built in ladder
- Wrap around garden to include a large front lawn surrounded by establish trees and plants. Low maintenance and private rear courtyard garden
- Garage with power and off road parking for 2 vehicles
- Gas central heating and double glazing throughout
- Offered with vacant possession

Location location location! The property is in a tucked away road and still only 200 yards from Poole Park, less than half a mile from Ashley Cross and less than a mile from Poole Town Centre offering the Dolphin Shopping Centre and Poole Train/Bus station. Poole Quay and Harbour are close-by with the beach and sea at Sandbanks, within 2.5 miles. Less than 100 metres is the routeONE bus.

COUNCIL TAX BAND: D

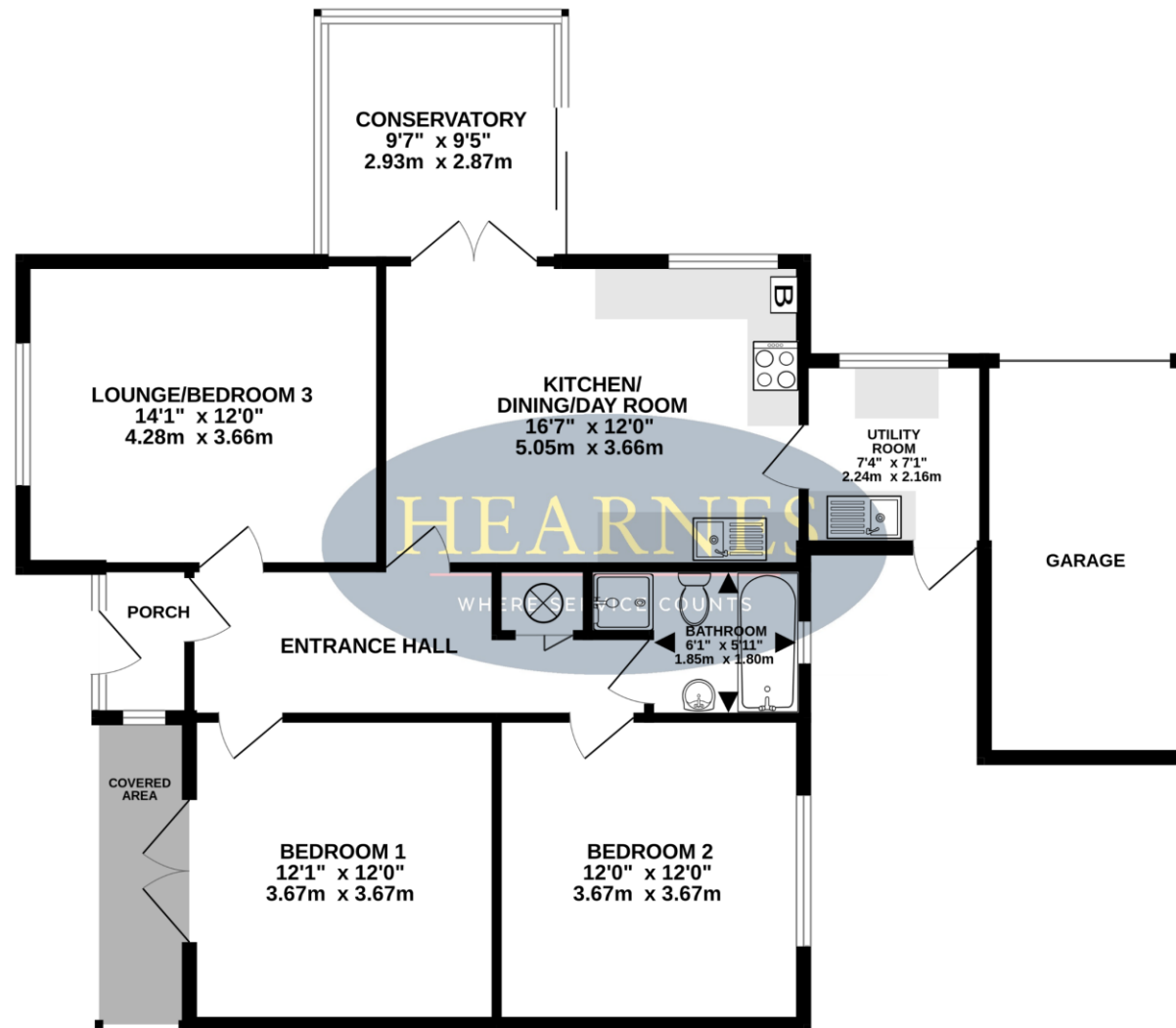
EPC RATE: D

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 comprehensive.





1087 sq.ft. (100.9 sq.m.) approx.



NOT INCLUDING COVERED AREA

TOTAL FLOOR AREA : 1087 sq.ft. (100.9 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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www.hearnes.com

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