



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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134 Surrey Road, Poole, Dorset BH12 1HJ

Guide Price £400,000

The Property

Brown and Kay are delighted to market this charming three bedroom home situated in this sought after position moments from Coy Pond, Bournemouth Gardens and Westbourne. This character home, whilst in need of updating, presents an excellent opportunity for those looking to create a dream home with the option to extend, subject to the usual planning, thanks to the generous garden to the side of the property. The accommodation boasts two reception rooms both with fireplaces, a kitchen and a useful ground floor w.c., and on the first floor are three bedrooms and a bathroom. Outside, the established front garden provides a good amount of privacy, with generous garden to the side which leads on to the rear garden, with the added benefit of parking to the rear.

The property occupies a super position moments from Coy Pond with its pretty duck pond, wildlife and picnic areas, and Bournemouth Gardens where you can enjoy a leisurely stroll alongside the stream directly into Bournemouth Gardens, town centre and beach beyond. Explore a little further and you will find yourself in the heart of Westbourne known for its cafe bar scene, diverse eateries and boutique shops together with the usual high street names such as Marks and Spencer food hall. For beach lovers, miles upon miles of golden sandy shores with scenic promenade stretch from the famous Sandbanks, and in the opposite direction to the vibrant town of Southbourne and beyond. Transport links are also well catered for with bus services operating to surrounding areas and train stations located at nearby Branksome, and Bournemouth town centre.

ENTRANCE HALL

Two radiators, cupboard housing fuse box and meter, double glazed window to the side aspect.

LOUNGE

12' 0" x 11' 0" (3.66m x 3.35m) Double glazed window to the front aspect, radiator, fireplace.

DINING ROOM

14' 5" x 12' 0" (4.39m x 3.66m) Double glazed doors to the rear garden, radiator, fireplace with gas coal effect fire.

KITCHEN

13' 6" x 8' 0" (4.11m x 2.44m) Range of wall and base units, inset sink with drainer, space for cooker, space and plumbing for washing machine, wall mounted cupboards, radiator, double glazed window to the side and door to the rear garden, door to w.c.

W.C.

Low level w.c., double glazed window to the side aspect, radiator.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE

17' 9" max x 11' 0" (5.41m x 3.35m) Two double glazed windows to the front aspect, radiator, built-in double wardrobes.

BEDROOM TWO

12' 1" x 9' 0" (3.68m x 2.74m) Double glazed window to the rear aspect, fireplace, radiator.

BEDROOM THREE

13' 2" max including cupboard x 8' 0" (4.01m x 2.44m) Double glazed window to the side aspect, fireplace, cupboard housing boiler, radiator.

BATHROOM

8' 4" x 5' 4" (2.54m x 1.63m) Double glazed window to the side aspect, suite comprising panelled bath with wall mounted shower, wash hand basin and low level w.c., radiator.

FRONT OF THE PROPERTY

Established front garden with lawn and pathway to the front door.

SIDE GARDEN

There is an extensive side garden which is laid to lawn, this area may be suitable for extension to the existing home subject to the usual planning consents - it will not be suitable for a separate dwelling as falls within the 400m SSSI.

REAR GARDEN

Concrete patio area with steps up to a lawned area.

PARKING TO THE REAR

There is rear access to the property approached from Gordon Road South to the parking space. There was planning consent for a garage, this has now lapsed.

COUNCIL TAX - BAND D