



20 Dereham Way, Branksome, Poole, Dorset BH12 1LZ

Guide Price £350,000 Freehold

**** NO FORWARD CHAIN **** This four bedroom mid terraced house is conveniently situated between Bournemouth and Poole on this quiet residential road in Branksome just yards from Branksome Recreation Ground. Redlands Retails Park, Branksome train station and Ashley Road with it's array of shops bus routes and amenities are also just a short distance away. This spacious home offers over 1400 sq ft (including garage) of living over three floors and internal viewing is highly advised to appreciate not only its fantastic location but also the versatile accommodation on offer, which comprises: **GROUND FLOOR:** Entrance hall, double bedroom and shower room. **FIRST FLOOR:** 17' lounge, dining room and fitted kitchen. **SECOND FLOOR:** Two double bedrooms, single bedroom and modern bathroom. Externally the property boasts a good sized garden being laid to lawn. To the front the driveway provides off road parking for two cars which in turn leads to an integral garage. Further features include: utility cupboard, storage cupboards, fitted wardrobes to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Heatherlands Primary and Bishop Aldhelms C.E Primary.

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**ANTHONY
DAVID & CO**

Entrance Hall Doors to

Bedroom Three 12' 2" x 10' 7" (3.71m x 3.23m)

Shower Room 7' 7" x 3' 1" (2.31m x 0.94m)

Stairs to First Floor

Lounge 17' 7" x 15' 10" (5.36m x 4.83m)

Dining Room 11' 2" x 10' 0" (3.40m x 3.05m)

Kitchen 11' 2" x 7' 6" (3.40m x 2.29m)

Second Floor Landing Doors to

Bedroom One 15' 10" x 11' 4" (4.83m x 3.45m)

Bedroom Two 11' 4" x 11' 2" (3.45m x 3.40m)

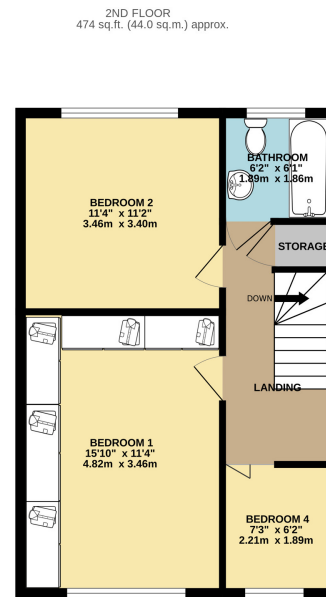
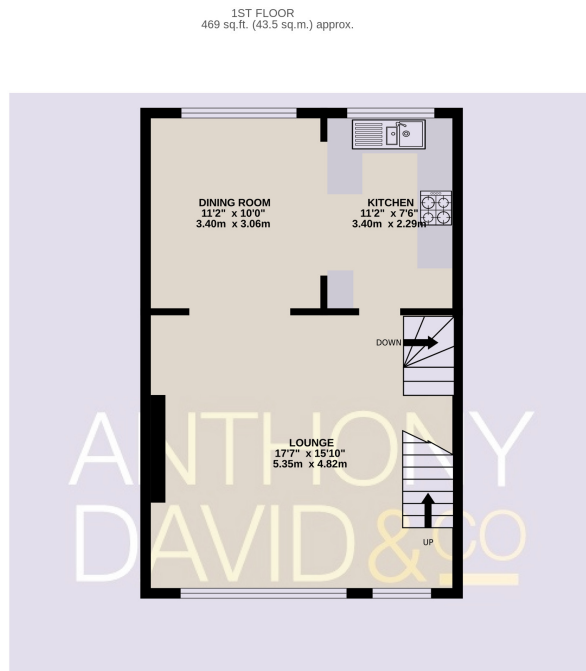
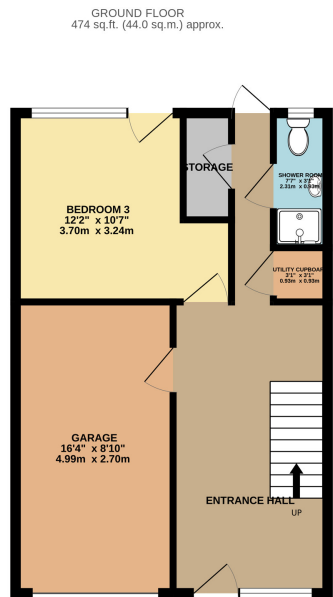
Bedroom Four 7' 3" x 6' 2" (2.21m x 1.88m)

Bathroom 6' 2" x 6' 1" (1.88m x 1.85m)

GARAGE 16' 4" x 8' 10" (4.98m x 2.69m)

Garden Enclosed

Council Tax Band D



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 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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