

**Farnham Road, Branksome, Poole,
Dorset, BH12 1PS**



HEARNES

WHERE SERVICE COUNTS

Farnham Road, Branksome, Poole, Dorset, BH12 1PS

Freehold Price £325,000

First time to the market since it was built in 1968, is this attractive 3 bedroom semi detached home, set off from the road and backing onto the heathland behind. This quiet location is rather lovely and from the garden you can see and hear an abundance of wildlife and nature. The property is very neat and clear inside, however, would benefit from some modernisation. It has 2 double bedrooms, a single bedroom and a modern family shower room. The home has a garage, private enclosed rear garden and sold with no forward chain.

- 3 bedroom semi detached home set in a quiet cul de sac location
- First time to the market since it was built in 1968
- Spacious lounge with picture window to the front looking over the front garden
- Kitchen/breakfast room with doors out to the garden
- Modern shower room
- Gas central heating (hot air system downstairs and radiators upstairs)
- Delightful outlook over the rear to the heathland behind
- Secluded rear, fully enclosed garden extending to approximately 80' with a patio, area of lawn and stepping down to a wilder area to the bottom
- Garage in a block
- Cut through walk from the garage to the local Sainsburys
- No forward chain

Farnham Road is a cul-de-sac, tucked away off Winston Avenue and close by many areas of nature to include Bourne Valley, Talbot Heath, Coy Pond and the Bournemouth Gardens. Conveniently located within half a mile of Bishop Aldhelm's CE Primary School and a local convenience store on Guest Avenue. With quick access to Alder Road, the property is under a mile to the Sainsburys Super Store and Branksome Retail Park, in the other direction. Bournemouth Town Centre is within 2 miles and Poole Town Centre, 3.5 miles away.

COUNCIL TAX BAND: C

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 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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