



**1a Guest Avenue, Branksome, Poole,  
Dorset, BH12 1TA**

# 1a Guest Avenue, Branksome, Poole, Dorset, BH12 1TA

## FREEHOLD PRICE £450,000

The current owners have loved their home and enjoyed the past 30 years living and raising their family at the property. Built in the late 1980's this detached home enjoys a good size plot and offers 3 bedrooms, large lounge, kitchen/dining room, 2 driveways and a garage. A real feature is the delightful rear garden, which is both extremely private and very well planned. Set in a popular location near local schools and within easy access to roads leading to both Poole and Bournemouth. The home is very neat and tidy inside, however, offers further potential for personalisation.

- Modern 3 bedroom detached home, built in the last 1980's
- Very neat and clean internally
- Good size reception room to the front with large hatch to the kitchen
- Kitchen/dining room fitted in a range of wood units with work tops over and fitted with 4 ring gas hob, double oven and space and plumbing for washing machine, tumble dryer, dishwasher and fridge/freezer
- Ground floor cloakroom
- 3 first floor bedrooms and a family bathroom
- Serviced boiler providing gas central heating
- Double glazed
- Very private and sunny rear garden measuring 70' and dividing into very relaxing and private spaces. The garden has an array of plants, flowers and shrubs, along with a low maintenance patio and rear deck. The owners have loved their garden and enjoy the sun through the whole day, along with having a few areas to sit, dine and relax.
- Two driveways. One at the front with parking for one car and a further driveway, on Winston Avenue has parking for 2 cars (in front of each other) or could be used for a boat/motorhome

Guest Avenue is an established residential area of predominantly detached homes of various different ages and styles. It is conveniently located with good access to both Poole and Bournemouth Town centres as well as extensive shopping, bars, and restaurant facilities available in Westbourne or Parkstone. There are supermarkets close by as well as large stores at Poole Retail Park in Branksome. The nearest station is at Branksome just over half a mile away. There is a local convenience store opposite and is within catchment to Bishop Aldhelm's CE Primary School.

**COUNCIL TAX BAND: C**

**EPC RATE: D**

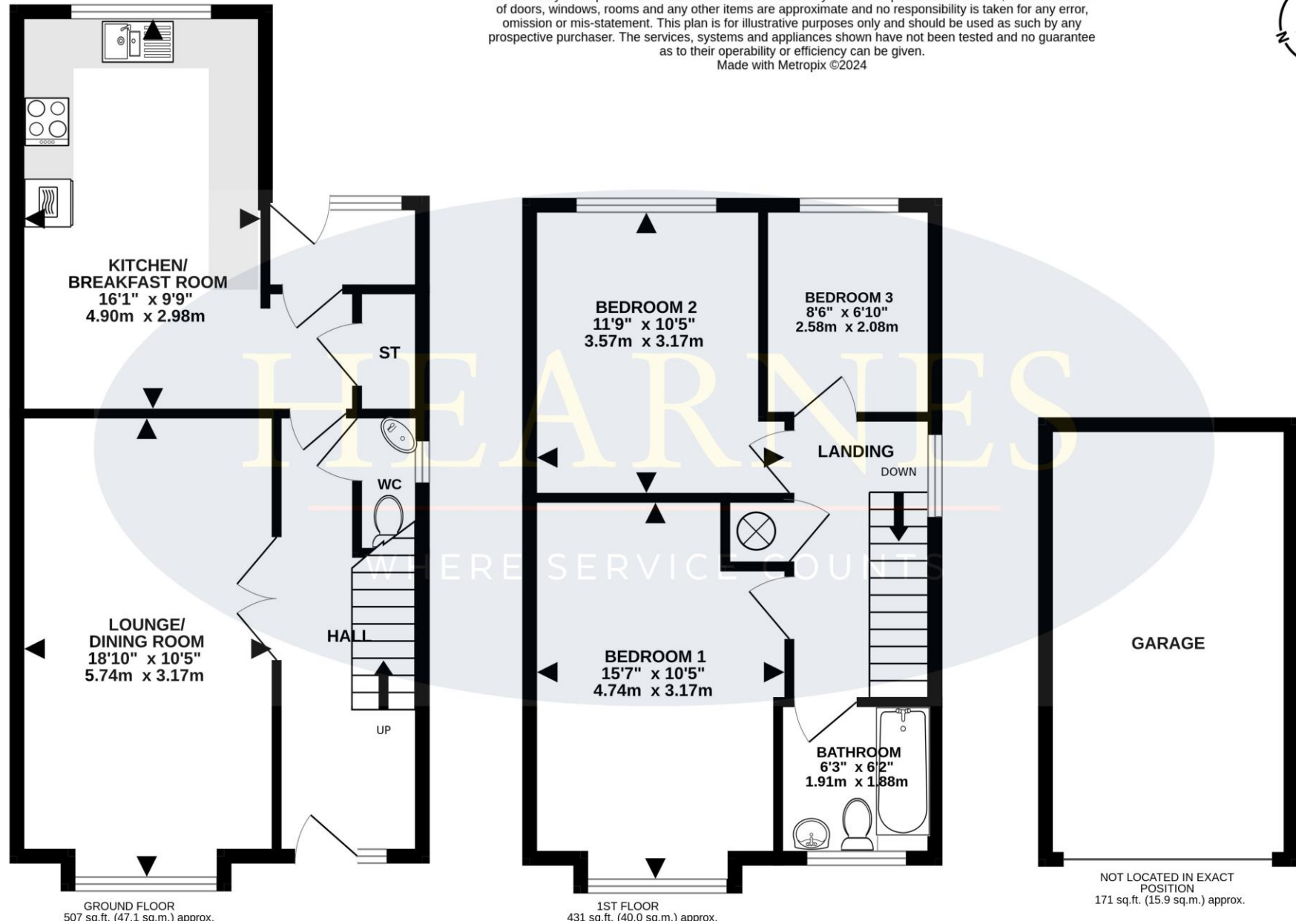


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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