



£1,425 pcm

Freehold

ALDER HEIGHTS, POOLE BH12 1QX



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- ◆ POPULAR CUL DE SAC DEVELOPMENT
- ◆ BRAND NEW KITCHEN APPLIANCES
- ◆ TWO DOUBLE BEDROOMS
- ◆ OFF ROAD PARKING FOR 2 CARS

A modern two-bedroom terraced house located in a sought after Cul de Sac in Branksome. This property has been redecorated throughout and is in excellent order.

Property Description

The home within the centre of a popular cul-de-sac development and the accommodation comprises a fully fitted kitchen with gas hob and a brand new electric oven, fridge freezer and washing machine. Lounge with sliding patio doors to the garden. Ground floor cloakroom and storage cupboard. The first floor boasts two double bedrooms with fitted wardrobes to the master. Family bathroom with shower over the bath. The home is entirely double glazed throughout and also offers gas fired heating.

Gardens and Grounds

There is off road parking for two cars directly in front of the property. There is a garden gate that denotes access to the rear garden, which is primarily laid to a kept lawn with a garden shed and there is a small patio area adjoining the rear elevation to the property.

Location

Poole is renowned for its sandy beaches and vibrant town with places to eat, drink and shop. Branksome train station is a short drive with frequent train services to London Waterloo, Bournemouth, Southampton, The New Forest, Winchester, and Weymouth. Poole bus station is also close by offering both frequent local and long distance services. The area is also served by Bournemouth and Southampton airports and Poole's Cross Channel Ferry services.



Heating: Gas fired

Glazing: Double glazed

Parking: Off road for two cars

Garden: Private garden with shed

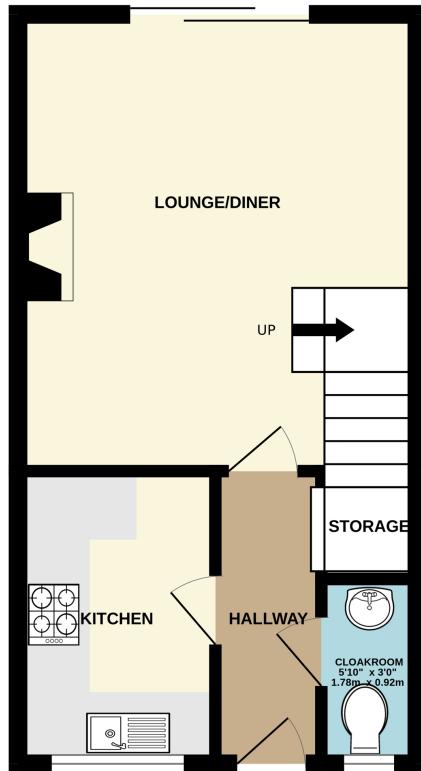
Main Services: Electric, water, gas, drains, telephone

Local Authority: Dorset Council

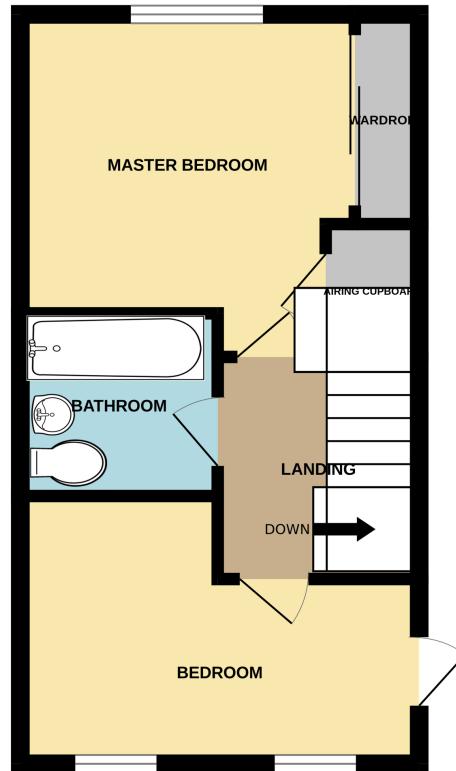
Council Tax Band: C

Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk

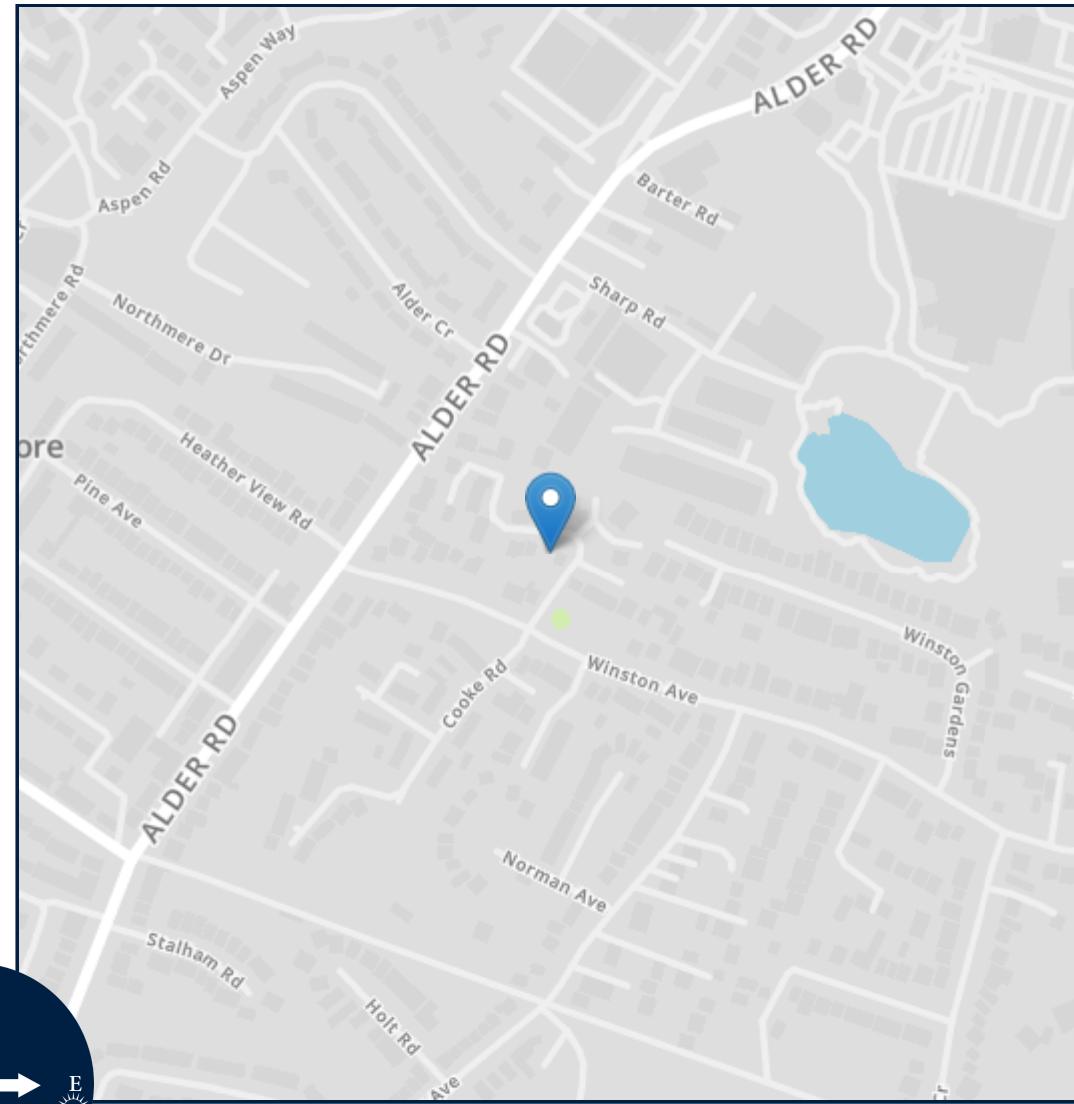
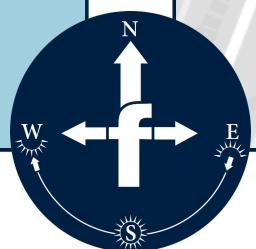
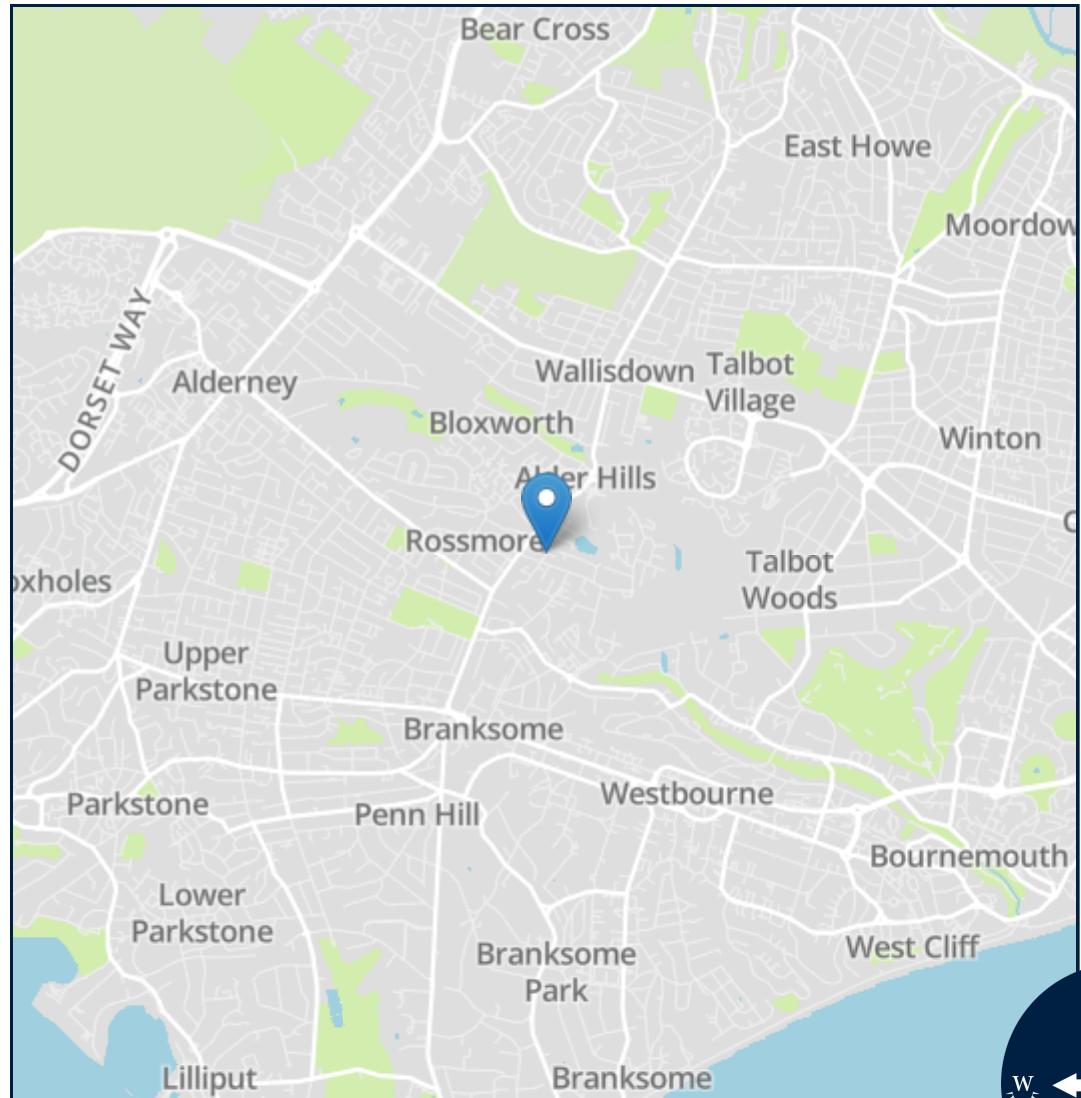
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(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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