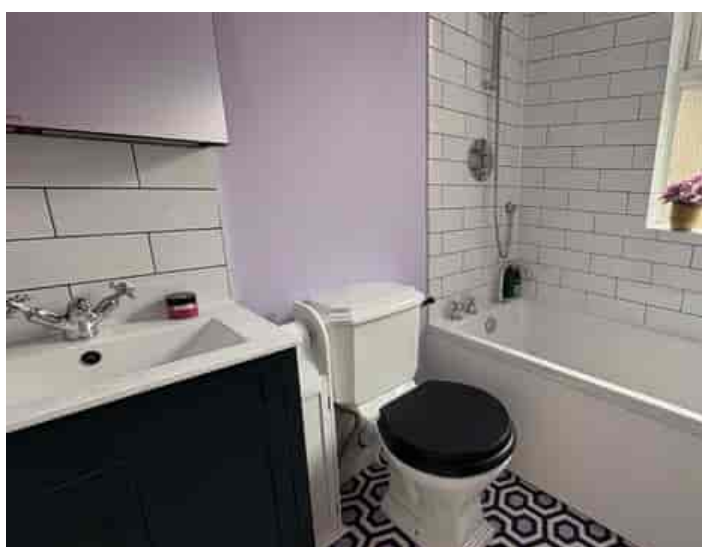




362 Poole Road, BRANKSOME, Dorset BH12 1AW

£475,000

brown & kay



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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR

The Property
Ombudsman
SALES

Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



THE PROPERTY

Brown and Kay are pleased to market this impressive three bedroom semi detached house ideally located close to local amenities. This lovely home boasts many characterful features including high ceilings and a split landing, as well as generous and well proportioned accommodation to include a stunning kitchen/breakfast room with bifold doors to the garden, two reception rooms, a large master bedroom with stylish en-suite shower room, two further double bedrooms, a well appointed family bathroom with feature flooring, an enclosed garden to the rear, and a paved driveway to the front - please note there is currently no dropped kerb.

The property occupies a super position ideally placed to take advantage of local amenities including Tesco store, Branksome rail station and John Lewis home store. Explore in the opposite direction and you will find yourself in the heart of Westbourne with its bustling vibe and mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well catered for with bus services operating to surrounding areas and train station at nearby Branksome.

MATERIAL INFORMATION

- Tenure - Freehold
- Utilities - Mains Gas, Electricity & Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band D
- EPC Rating - D

KEY FEATURES

- CHARACTER SEMI DETACHED HOME
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- STUNNING KITCHEN WITH BI FOLD DOORS
- FAMILY BATHROOM WITH FEATURE FLOORING
- LARGE MASTER BEDROOM WITH EN-SUITE
- SPLIT FIRST FLOOR LANDING
- ENCLOSED REAR GARDEN
- CLOSE TO AMENITIES
- TENURE - FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	65	80
England, Scotland & Wales		
EU Directive 2002/91/EC		



Total floor area: 1,500 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io