



GORDON ROAD, BRANKSOME, POOLE, DORSET, BH12

£450,000 FREEHOLD

A beautiful semi detached house located within a desirable and quiet road of Branksome. The house benefits from many character features with modern fittings and an exceptional rear garden with huge scope, outbuilding/home office as well as ample off road parking. Bournemouth pleasure gardens are just a few minutes away, leading directly to the town centre. Westbourne village is also nearby.

Semi Detached House | Character & Modern Features | Stunning Kitchen with Skylight | Two Bathrooms | Utility Room | Bright Accommodation | Large Tiered Garden | Quiet Location | Outbuilding | Off Road Parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

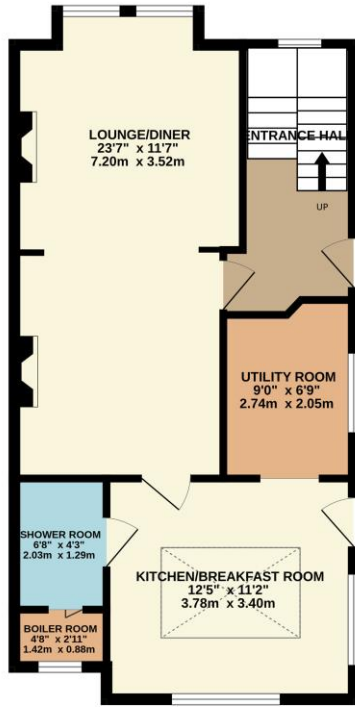
The house is approached via the driveway and gate which leads to the entrance at the side of the property. The entrance hallway is bright with space downstairs and a door through to the lounge diner.

The lounge diner is a stunning space with bright sash windows, feature fireplaces and radiators. There is ample room for a sizable table and chairs to one end with a cosy sitting area the other. The beautifully fitted kitchen is accessed directly off the lounge diner and has been finished to a high standard. It comprises a range of work units with integrated appliances as well as an exceptional skylight which pours light into the room and is a real focal point. Off the kitchen there is a modern tiled shower room with wash hand basin and WC, as well as a room housing the combi boiler and offers further storage. The utility room provides further convenience as well as storage. There is a UPVC back door of the kitchen leading straight into the garden.

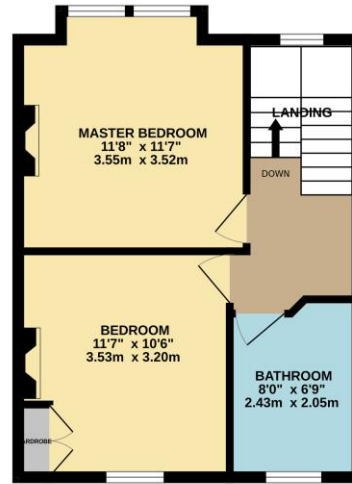
Upstairs there are two double bedrooms with high ceilings, bright sash windows and ample room for storage as required. The main family bathroom overlooks the rear aspect and comprises a free standing bath, WC and wash hand basin. There is also access into the loft from the landing.

Outside the tiered garden offers huge potential. It benefits from a southerly aspect and there is also an outbuilding (22'11 x 7'11) ideally used for a home office or further accommodation as required. Viewing highly recommended to appreciate the house and outside space. No chain.

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 949 sq.ft. (88.2 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

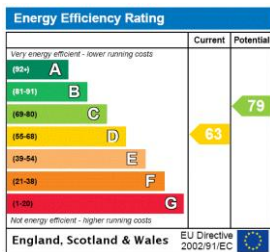
COUNCIL TAX BAND: C

TENURE: Freehold

LOCAL AUTHORITY: BCP Council

AT A GLANCE

- Semi Detached House
- Character & Modern Features
- Stunning Kitchen with Skylight
- Two Bathrooms
- Utility Room
- Bright Accommodation
- Large Tiered Garden
- Quiet Location
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- Off Road Parking



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