



CARDIGAN ROAD, POOLE, BH12

**£400,000 FREEHOLD**

This beautiful period property is located in a very convenient position close to the local amenities of both Westbourne and Branksome whilst also being very near to good transport links to include a main line railway station. Set over two floors with generous accommodation, off road parking and a private low maintenance rear garden. Vendors suited.

Semi-detached period house | Three bedrooms | Four reception rooms |  
One family bathroom & separate WC | Private rear garden | Solar panels

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 property is situated on a quiet road in Branksome where there is parking for residents in addition to off-road parking on the drive. The house is accessed via a UPVC double glazed porch which leads into the entrance hall where there is a WC and doors to principal rooms.

There is a good size lounge with bay window to front aspect, a dining room which accommodates a large table, a study and a bright orangery where there are double doors leading out into the private rear garden. The kitchen is fitted with a range of modern base and eye level work units with space and plumbing for freestanding appliances.

Upstairs there are three bedrooms all with fitted wardrobes and space for further freestanding furniture. The family bathroom is tiled with suite comprising of a WC, wash and basin and bath with shower above.

The private garden is very low maintenance, being predominantly timber decked with areas for outside dining and slow-growing, established shrubs and trees borders.

The house has the benefit of solar panels which generate an annual income for the property owner.



*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*

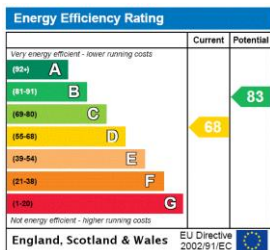
**COUNCIL TAX BAND:** C

**TENURE:** Freehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

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