



SILVER BIRCH CLOSE, POOLE, DORSET, BH12

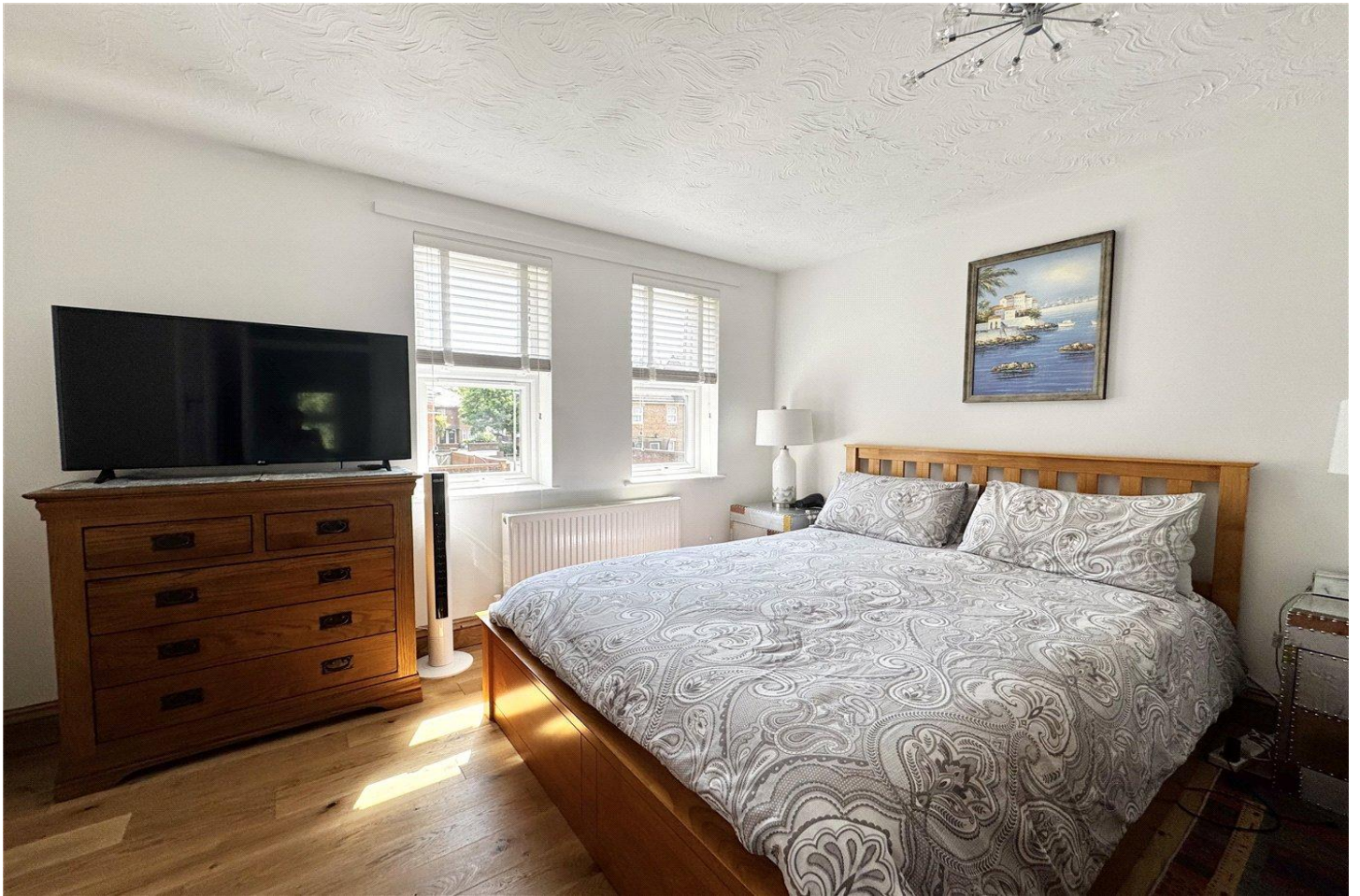
£325,000 TO BE ADVISED

A recently renovated semi-detached house situated close to local amenities in a quiet road in the very popular Branksome area. The shops, bars and restaurants in Westbourne are nearby as are good travel connections and the beach. The property is immaculately presented throughout and has the added benefit of being sold with vacant possession.

Semi-detached house | Two double bedrooms | Large lounge | Modern Kitchen diner | Contemporary Bathroom | Landscaped front & rear gardens | Off road parking | Central location

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

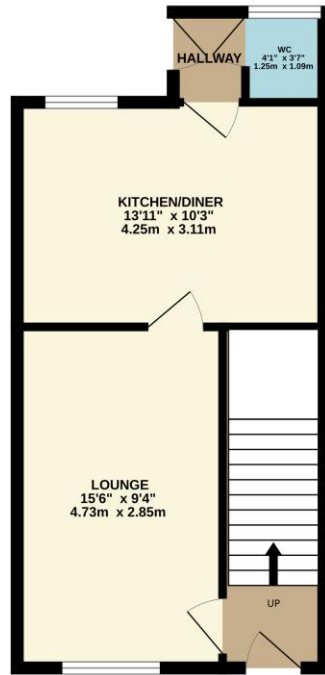
The property is accessed via front door which leads into a small entrance hallway where there is a door directly into the lounge.

The lounge is a good size room with a window to front aspect and hard Oak style flooring. There is a large kitchen diner which has been recently renovated comprising of a range of base & eye level work units with fitted domestic appliances that will remain as part of the sale, ample room for a sizeable dining table and a door leading to the rear of the property. There is also a downstairs WC.

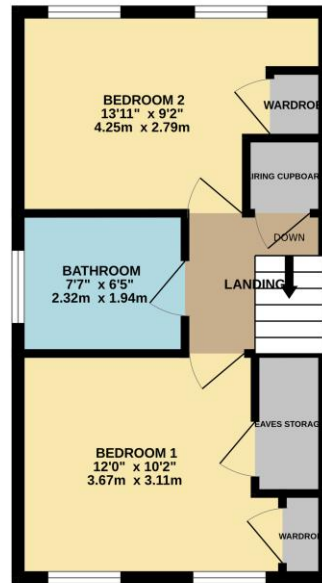
On the first floor, there are two good size double bedrooms, both with fitted wardrobes and further eaves storage. The bedrooms are serviced by large family bathroom with suite comprising of a panel bath. Low-level WC and wash handbasin.

There are good size gardens to the front and rear, the rear garden benefits from a large shed and two decked entertaining areas.

GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 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: B

TENURE: Freehold

LOCAL AUTHORITY: BCP

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AT A GLANCE

- Semi-detached house
- Two double bedrooms
- Large lounge
- Modern Kitchen diner
- Contemporary Bathroom
- Landscaped front & rear gardens
- Off road parking
- Central location

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