

11, Norman Gardens, Poole, BH12 1JG



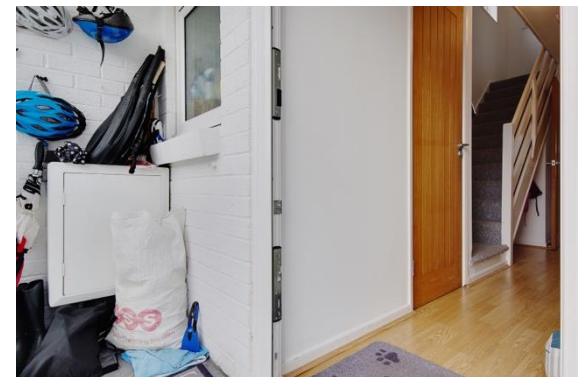
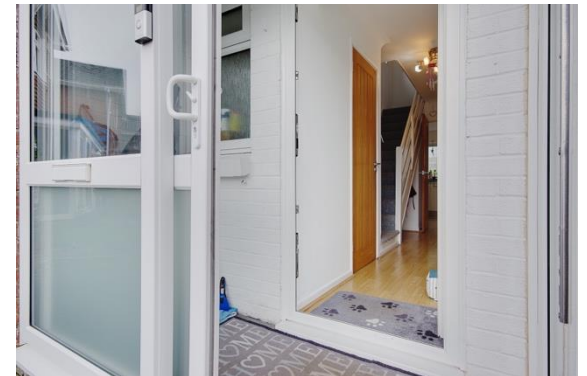
Property overview

Guide Price £425,000

A 3/4 bedroom detached house situated at the end of a cul-de-sac location in Branksome, Poole. Convenient for travel routes to Parkstone High Street, Poole Town Centre, and Bournemouth Town Centre.

The accommodation offers porch, hallway, downstairs W.C., living room (originally a lounge/diner), kitchen/diner, utility, and office/potential bedroom four on the ground floor. On the first floor there is a landing, three bedrooms, and bathroom.

The property also benefits from a landscaped rear garden, gas fired central heating, uPVC double glazing, garage for storage, and driveway parking.



Accommodation

Entrance Via:

Sliding door to:

Porch: 7' 2" x 2' 5" (2.18m x 0.74m)

Wall light with security, gas meter, space for coats and shoes, composite semi-obscured door to:

Hallway: 14' 1" max x 5' 9" max (4.29m x 1.75m)

Smoke alarm, contemporary vertical radiator, shelving recess, under stairs recess, doors to accommodation, door to:

WC: 4' 11" x 2' 5" (1.50m x 0.74m)

Obscured window to front aspect, part tiled walls, WC, wash hand basin, chrome ladder style radiator, tiled floor.

Living Room: 24' 9" x 10' 3" narrowing to 8'8" (7.54m x 3.12m)

(Originally lounge/diner before house was extended). Window to front aspect, TV point, telephone point, two radiators, French doors to rear decking and garden.

Kitchen/Diner: 19' 4" max x 11' 0" max (5.89m x 3.35m):

Kitchen Area:

Window to rear aspect, part tiled walls, range of eye and base level units, work surfaces, (incorporating breakfast, bar area), one and a half bowl sink/drainers with mixer tap over, integrated electric oven with four ring hob and hood over, under unit lighting, larder unit, deep pan drawers, spaces for washing machine and dishwasher, under stairs cupboard providing shelving and storage, open plan with:

Dining Area:

Obscured door to front aspect, leading to side path, radiator, cupboard housing electric meter, French doors to rear decking and garden, door to home office/potential bedroom four, door to:

Utility Room: 8' 0" x 5' 10" (2.44m x 1.78m)

(Partition from integral garage). Power and light, space for American style fridge/freezer, space for tumble dryer, space for low-level freezer, shelving and storage.

Home Office/Potential Bedroom 4: 11' 1" x 7' 6" (3.38m x 2.28m)

Window to rear aspect, radiator.

First Floor Landing: 8' 9" x 6' 1" max into stairs recess (2.66m x 1.85m)

Obscured window and shelving recess on stair return, hatch to loft, door to airing cupboard housing Worcester combination boiler, doors to accommodation.

Bathroom: 7' 0" max x 5' 6" max (2.13m x 1.68m)

Obscured window to rear aspect, fully tiled walls and floor, panelled bath with glazed shower screen and inset thermostatic mixer with shower attachment over (and separate mixer tap with hand shower), wash hand basin with storage below, vanity mirror cabinet, WC with concealed system, ladder style towel radiator, floating storage unit.

Bedroom One: 12' 9" x 10' 1" (3.88m x 3.07m)

Window to front aspect, radiator, range of mirror fronted wardrobes providing shelving, storage and hanging space.

Bedroom Two: 9' 8" max x 6' 11" max (2.94m x 2.11m)

Window to front aspect, radiator, over stairs cupboard providing hanging storage space.

Bedroom Three: 10' 0" max x 10' 0" max (3.05m x 3.05m)

Window to rear aspect, radiator.

Front External:

Front is mainly late to tarmac, providing off-road parking, partly shingle, access to front door, and garage, wooden gate leads to side section where there is a small shed and door to dining area, further leads to:

Rear External:

Fully landscaped by the current owners - good sized decked area, rendered retaining wall with steps, timber deck, and raised lawn enclosed by railway

Photography





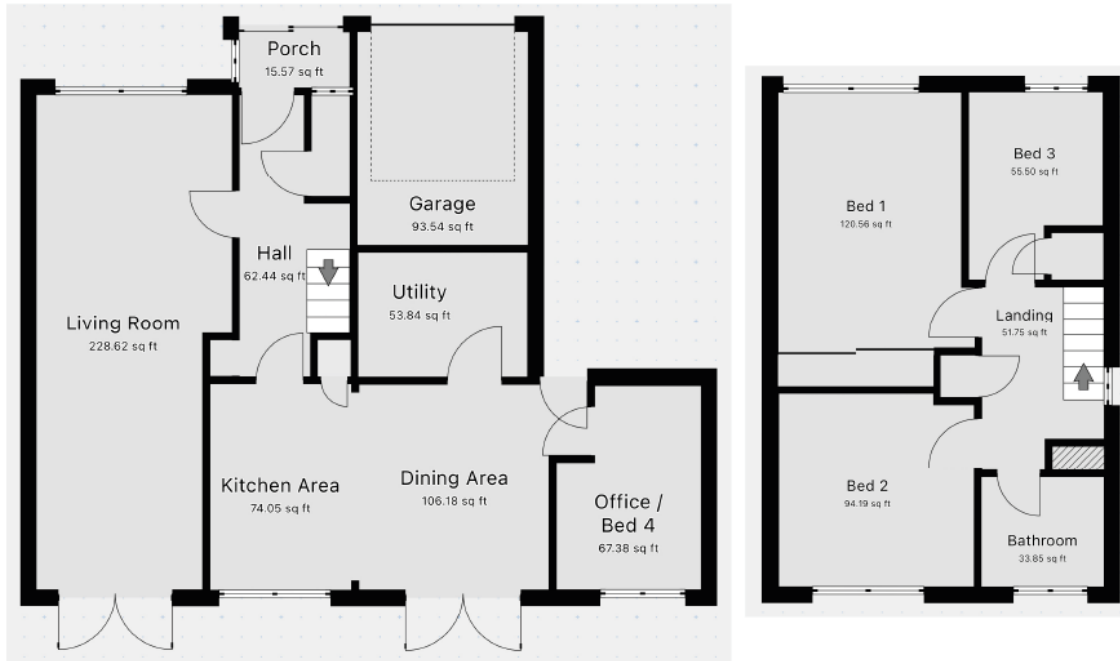






Floor Plan

EPC



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIMON & CO DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

Energy performance certificate (EPC)

11 Norman Gardens POOLE BH12 1JG	Energy rating D	Valid until: 28 February 2034 Certificate number: 0500-2336-0422-4320-3243
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Property type	Detached house
Total floor area	94 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

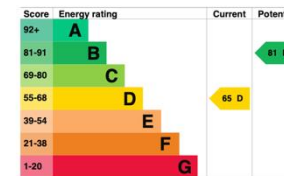
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

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