

**86B, Alder Road,
Poole, BH12 2AE**



Property overview

Guide Price £400,000

(Click Video Tour tab to see Video Walkthrough). A well presented three bedroom detached bungalow completely upgraded and reconfigured by the current owners situated opposite Branksome Recreation Ground and convenient for travel routes to Parkstone High Street (0.8 miles), Poole Town Centre (3.1 miles), Bournemouth Town Centre (2.7 miles).

The accommodation offers hallway area with large cloak/shoe cupboard, 16'7" lounge area with contemporary open fire, 18'4" kitchen/breakfast/diner, lean-to utility, three bedrooms, and contemporary bathroom with roll top bath and walk in shower.

The property also features double glazing with inset blinds, gas fired central heating, feature timber frame porch/lobby, dark oak flooring, contemporary textured tile flourishes, exposed brickwork, and contemporary sliding doors. Externally the property has front and rear gardens with various decked and lawned areas, shed, garage and off road parking with rear access from Sheringham Road. Sold with No Forward Chain.



Accommodation

Entrance Via:

Feature exposed timber framed porch (with wood store for fire), balustrade, composite front door with glazed side light to:

Hallway:

Spotlights, boxing housing electric meter and consumer unit, cupboard providing shelving and storage (coats and shoes), dark oak flooring, sliding doors and openings to accommodation.

Lounge Area: 16' 7" x 11' 6" max (5.05m x 3.50m)

Spotlights, window to front aspect, radiator, feature wall with inset real working fireplace, TV point, dark oak flooring, opens to:

Kitchen / Breakfast / Diner: 18' 4" x 10' 9" (5.58m x 3.27m)

Hatch to loft, spotlights, pendants over breakfast bar, window to front aspect, range of eye and base level units, wine rack, shelving, wooden work top incorporating matching raised breakfast bar, space for dining table, space for American style fridge/freezer, integrated dish washer, integrated oven, integrated microwave, integrated induction hob with hood over, dark oak flooring, sliding door to:

Utility Lean-to: 11' 8" x 3' 1" (3.55m x 0.94m)

Glazed roof, timber construction, space and plumbing for washing machine, shelving, tiled floor, door to side path to rear garden.

Bathroom: 10' 8" max into recess x 6' 4" (3.25m x 1.93m)

Spotlights, window to side aspect, extractor fan, feature exposed brick wall, contemporary vertical radiator, shower recess with inset rainfall shower over, double sink (with 'his and hers' mixer taps over and drawers below), W.C. with concealed cistern, roll top bath with mixer tap, tiled floor, under floor heating.

Bedroom One: 12' 3" x 11' 8" (3.73m x 3.55m)

Feature exposed brick wall, range of fitted wardrobes, contemporary vertical radiator, patio doors to rear decking and garden, dark oak flooring.

Bedroom Two: 12' 9" x 9' 5" (3.88m x 2.87m)

Window to side aspect, radiator, dark oak flooring.

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

Window to rear aspect, radiator, dark oak flooring.

Externally:

Front is mainly laid to lawn two paths, enclosed by low level brick wall. Gate to sheltered porch giving access to the front door and further leads to: Rear garden which is part laid to decking, part laid to lawn, further decked area with Pergola, shed for storage (9'8" x 8'5"), hard standing providing off road parking (with double gates from Sheringham Road) door to:

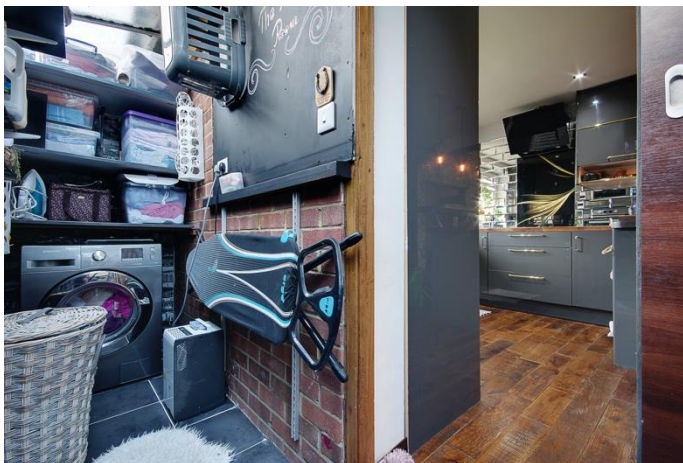
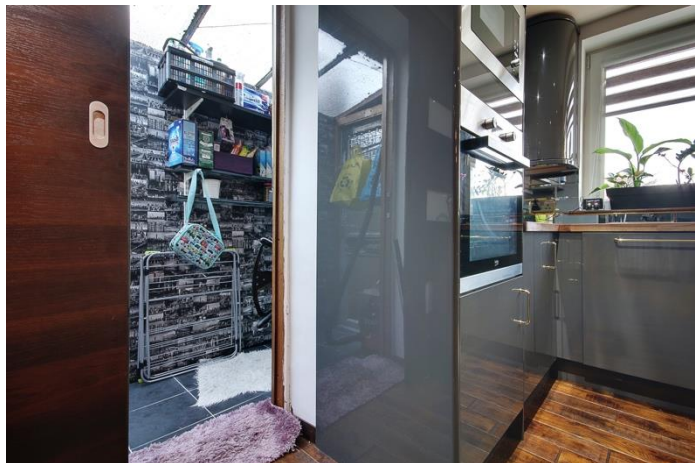
Garage: 17' 3" x 8' 2" (5.25m x 2.49m)

6'11 Opening. Up and over door, used for storage. Access from Sheringham Road.

Photography













Floor Plan

EPC



28/12/2020 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

86b, Alder Road POOLE BH12 2AE	Energy rating F
Valid until 10 March 2020	Certificate number 8180-6627-7530-2379-8992

Property type
Detached bungalow

Total floor area
86 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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) from www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance.

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

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

<https://find-energy-certificate.digitalcommunities.gov.uk/energy-certificate/8180-6627-7530-2379-8992>

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