

88, Junction Road, Poole, BH16 5AB



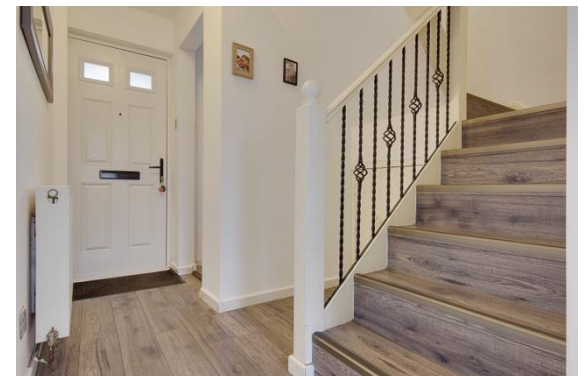
Property overview

Guide Price £250,000

A well presented three bedroom semi detached house convenient for Hamworthy Train Station (0.1 miles), local Nursery/Pre & Primary Schools and convenience stores, with travel links to Poole (2.8 miles), Upton (1.2 miles) and further afield Bournemouth (9.8 miles).

The accommodation offers hallway, utility/cloak room, modern fitted Wren kitchen, lounge/diner and conservatory on the ground floor. With three bedrooms, bathroom and separate W.C. on the first floor.

The property also benefits from rear garden (with patio, sheltered deck, artificial grass and shed), modern combi boiler, modern double glazing, and is offered with no forward chain.



Accommodation

Front External:

Enclosed by low level brick wall, access via wrought iron gate leading to:

Entrance Via:

Storm porch, gas meter, composite door to:

Hallway: 9' 9" x 9' 6" max into stairwell recess (2.97m x 2.89m)

Radiator, openings to accommodation, stairs to first floor, under stairs cupboard providing storage, laminate flooring.

Utility/Cloak Room: 6' 5" x 5' 6" (1.95m x 1.68m)

Window to front aspect, high-level electric consumer unit, smoke alarm, electric meter, gas fire 'Valliant' boiler, space for storage, coat hooks, laminate flooring.

Lounge/Diner: 19' 9" x 11' 6" (6.02m x 3.50m) narrowing to 8' 6" (2.59m)

Window to front aspect, TV point, telephone point, radiator, laminate flooring, French doors with matching side lights to:

Conservatory: 9' 2" x 8' 8" (2.79m x 2.64m)

Light point, dwarf wall, windows to side of rear aspects, French doors to rear sheltered decking and garden, additional French door to side aspect leading to garden, laminate flooring, radiator, power.

Kitchen: 12' 10" x 7' 9" (3.91m x 2.36m)

Window to rear aspect, range of eye and base level units, wood block work surface, electric oven with four ring induction hob and hood over, inset one and a half bowl ceramic sink/drainers with mixer tap over, space for washing machine, integrated dishwasher, matching tall larder style cupboard, space for fridge freezer, tiled floor, obscured door to rear garden.

Rear Garden:

Timber deck area with shelter, patio area, artificial grass, shed for storage, all enclosed by timber panel fencing.

First Floor Landing: Irregular shape 10' 11" x 9' 10" max into stair well (3.32m x 2.99m)

Hatch to loft, doors to accommodation.

Bedroom One: 12' 11" x 9' 7" plus door recess (3.93m x 2.92m)

Window to front aspect, radiator, cupboard (providing shelving, hanging and storage space), laminate flooring.

Bedroom Two: 10' 10" x 6' 8" (3.30m x 2.03m)

Window to rear aspect, radiator, laminate flooring.

Bedroom Three: 10' 0" plus wardrobe x 5' 7" (3.05m x 1.70m)

Window to front aspect, radiator, range of wardrobes (providing shelving and storage space).

Bathroom: 7' 8" x 6' 8" max (2.34m x 2.03m)

Inset spotlights, extractor fan, obscured window to rear aspect, fully tiled walls and floor, P-shaped panelled bath (with glazed shower screen and inset shower over), wash basin.

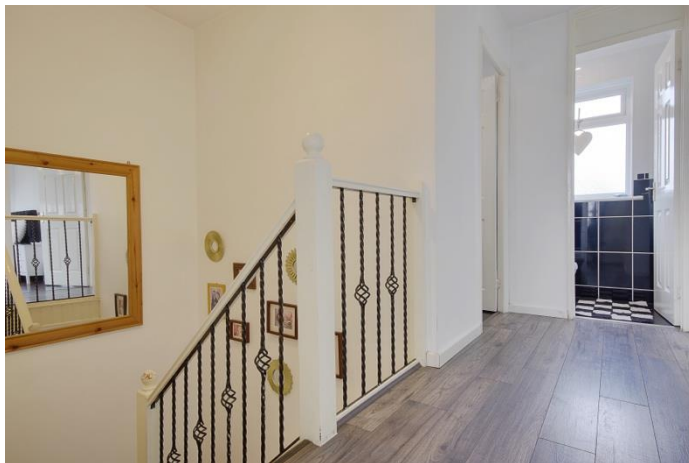
W.C.: 4' 7" x 2' 9" (1.40m x 0.84m)

Inset spotlight, obscured window to rear aspect, fully tiled walls and floor, WC.

Photography











Floor Plan

EPC



Energy performance certificate (EPC)

88 Junction Road POOLE BH16 5AB	Energy rating C	Valid until: 15 January 2035
		Certificate number: 2811-3193-9821-5181-4743

Property type	Semi-detached house
Total floor area	80 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 C. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details

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