



Dereham Way, Branksome, Poole, BH12 1LZ

O.I.R.O

- Four Bedrooms
- Extensively Renovated
- Driveway Providing ORP
- New Boiler
- Gas Central Heating
- End Of Terrace Townhouse
- Re Landscaped Garden
- Integral Garage
- UPVC Double Glazing
- Viewings Recommended!

£369,950

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FOUR BEDROOM END OF TERRACE TOWNHOUSE / EXTREMELY SPACIOUS OPEN PLAN LIVING AREA WITH OAK ENGINEERED FLOORING / RE LANDSCAPED GARDEN >>> Greys Estate Agents are pleased to offer for sale this well presented end of terrace townhouse in Dereham Way, Branksome, Poole. The property has had extensive renovation and comprises; Four bedrooms, open plan lounge/kitchen/diner, family bathroom, newly fitted wet room, hall come utility area, conservatory with underfloor heating, and integral garage. Further benefits include a driveway providing off-road parking, enclosed rear garden, recently fitted boiler and radiators, complete rewire, EV charger, UPVC double glazing and gas central heating. For further information or to arrange a viewing, please contact Greys of Parkstone.



4



2



1



D

Council Tax Band: D



Lounge

(5.45m x 4.85m)

Kitchen/Diner

(5.45m x 3.20m)

Bedroom One

(4.95m x 3.50m)

Bedroom Two

(3.50m x 3.25m)

Bedroom Three

(3.65m x 3.20m)

Bedroom Four

(2.20m x 1.90m)

Bathroom

(1.90m x 1.80m)

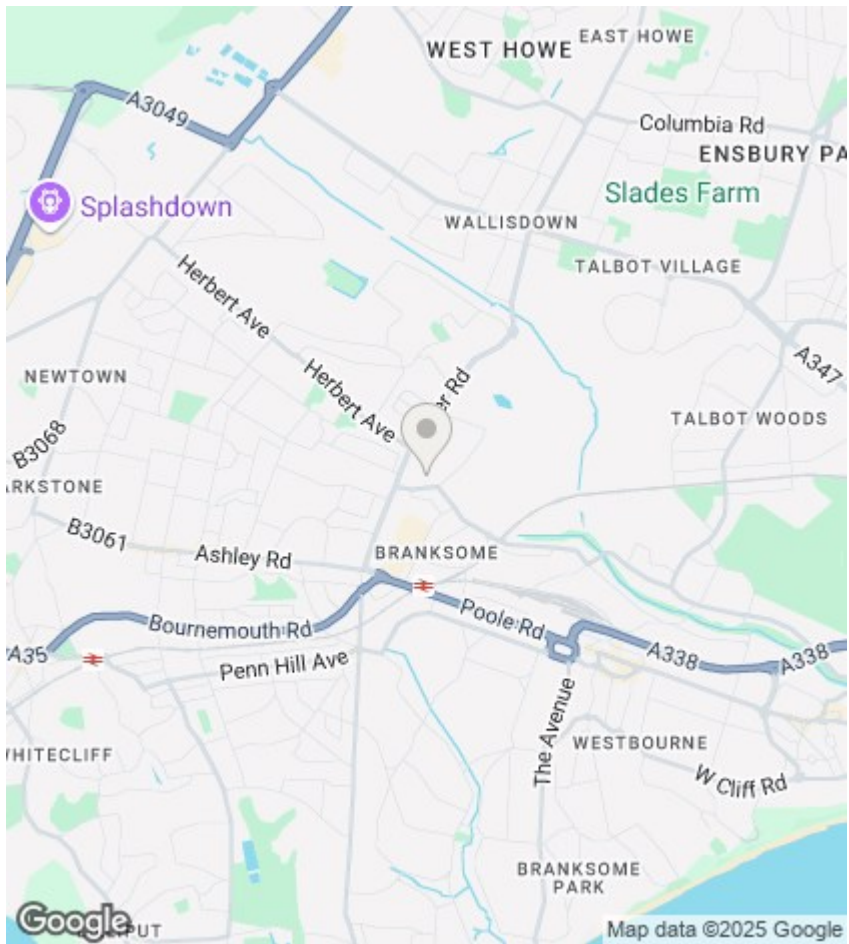
Wet Room

(1.85m x 1.65m)

Conservatory

(3.80m x 3.20m)





Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order.

The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approx. Gross Internal Floor Area 1354 sq. ft / 125.88 sq. m (Excluding Garage)

Produced by Elements Property