



£680,000

4 Tower Dene 16 Tower Road, Poole, BH13 6HZ



SAXE COBURG™

Property Experts







This property is one of only four town houses with the benefit of a good size garden, not often found in this area. The accommodation is well planned, arranged over three floors and the house has the advantage of a double garage. The property would benefit from modernisation and is ideal for anyone seeking a project to create their own individual home.

The private side entrance can be accessed from the front of the house or from the rear via the garage and car parking area. The ground floor comprises of a large kitchen/breakfast room, utility room, dining room, conservatory and downstairs W.C. On the first floor is a large lounge, study/bedroom four, bedroom three and a family bathroom. The top floor comprises of two double bedrooms both with ensembles. From the top floor landing there is access to a large loft storage area via a pull-down ladder.

Externally, there is a lawned area with adjoining pathway to the front boundary, the rear garden is mainly lawn with shrub borders and some mature trees, adjoining the conservatory and to the side of the house is a patio area, pathways lead to the rear access gate and access to the double garage.

Location

Branksome Park is classed as a prestigious residential area with leafy avenues, nestled between the vibrant town of Poole and the seaside resort of Bournemouth. This prime location is perfect for those seeking a harmonious coastal living experience. This exclusive area is known for its lush greenery and proximity to the stunning coastline. Branksome Park boasts tranquil wooded areas, a bowling green and tennis courts. The neighbourhood's charm extends beyond its natural surroundings, with a selection of upscale shops and fine dining establishments found at nearby Westbourne & Canford Cliffs. The close proximity to the stunning coast provides ample opportunities for leisurely strolls, picnics, and water sport activities.

FEATURES & SPECIFICATIONS

- Popular residential area
- Good size garden
- Conservatory
- Double garage with electronic opening
- Visitor parking
- Scope for improvement & modernisation
- 0.6M walk to Branksome Chine Beach
- 1M to Westbourne Village
- 1.2M to Canford Cliffs Village



Tower Dene, Tower Road, Poole

Approximate Gross Internal Area = 176.5 sq m / 1900 sq ft
 Outbuilding = 32.8 sq m / 353 sq ft
 Total = 209.3 sq m / 2253 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066 info@saxecoburg.co.uk



SAXE COBURG™

Property Experts