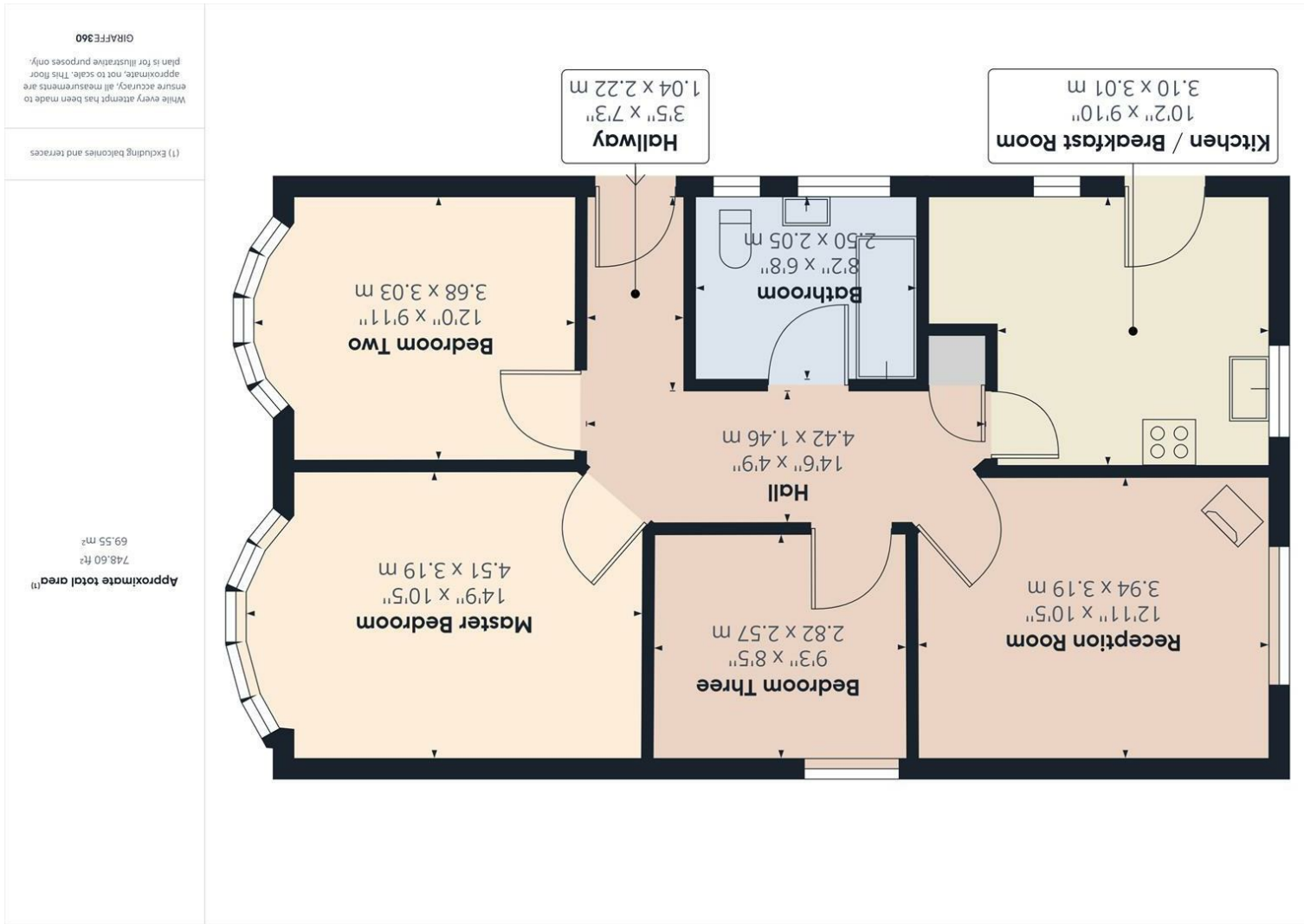


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.



FLOOR PLAN



18 Fortescue Road
Poole, BH12 2LJ, £325,000

MAIN FEATURES

- Three Bedroom Detached Bungalow
- Kitchen/Breakfast Room
- Separate Reception Room
- Modern Bathroom
- Substantial Plot With Large Driveway
- Well-Maintained Rear Garden

Area

A fantastic opportunity to purchase this spacious 3 bedroom detached bungalow situated in the popular Parkstone location, within easy reach of local amenities, transport links, parks and schools.

About This Property

Set back from the road the bungalow occupies a generous plot with a substantial driveway and both front and rear gardens.

Stepping into the property you are greeted by the welcoming entrance hallway that is light and airy and provides access to all rooms. To the rear of the property you will find the homely reception room that benefits from a wood burner and pleasant garden outlook. The kitchen/breakfast room is also found to the rear and boasts a sociable breakfast bar, generous workspace & cupboard storage and direct garden access.



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Sleeping accommodation comprises three well-proportioned bedrooms, all of which could accommodate a double bed. If required. The master and second bedrooms are notably impressive and both benefit from large bay windows. The bedrooms are serviced by the recently redecorated bathroom that consists of a shower-over-bath, w/c, basin and heated towel rail.

Outside the property benefits from private rear garden that is laid to lawn with a raised rear terrace which would make an ideal decking area for alfresco dining and entertaining in the summer months.

A viewing is highly recommended to appreciate all this property has to offer. Sure to be popular early viewing is advised. Call Lovett Estate Agents to arrange your viewing appointment.

Tenure

Freehold

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only.

Looking to sell? Call Lovett Estate Agents for your complimentary valuation.

£325,000

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

