9A Gorleston Road

Branksome, Poole, BH12 1NN

Guide price £200,000

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* A TWO DOUBLE BEDROOM FIRST FLOOR FLAT WITH PRIVATE ENTRANCE AND OFF ROAD PARKING, LOCATED IN BRANKSOME, BH12 *

This two double bedroom first floor flat is situated within walking distance of Poole retail park and Branksome train station. The property benefits from its own entrance with stairs leading to the first. The landing has access to all rooms along with a cupboard which has plumbing allowing space for the washing machine. The open plan lounge/kitchen overlooks the front aspect. The kitchen area has a range of wall and base units with work surface over and inset sink and benefits from an integrated oven, hob and extractor fan and a fridge with freezer compartment. There are two double bedrooms, both of which benefit from fitted wardrobes. The bathroom benefits from tiled walls, a corner bath with shower over and shower curtain, wash hand basin, WC and heated towel rail.

The property is ideal for first time buyers or investors.

Further benefits to the property include a shared driveway allowing off road parking, UPVC double glazing and gas central heating from a combi boiler installed in January 2023.

Tenure: Share of Freehold
Lease remaining: 980 years
Buildings Insurance - £150 per annum
Maintenance shared 50/50 with the ground floor flat
Council Tax Band: A

The property is located close to Poole retail park whilst a short distance away is Westbourne & Parkstone high streets with its array of local shops, takeaways and pubs. Local transport links including bus routes and Branksome train station are close by. A short drive away as is Bournemouth & Poole town centres.

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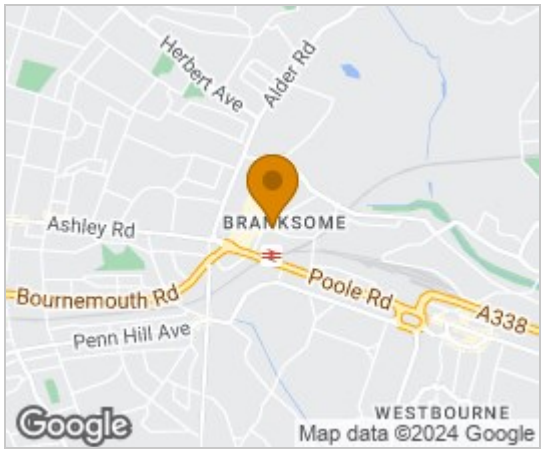
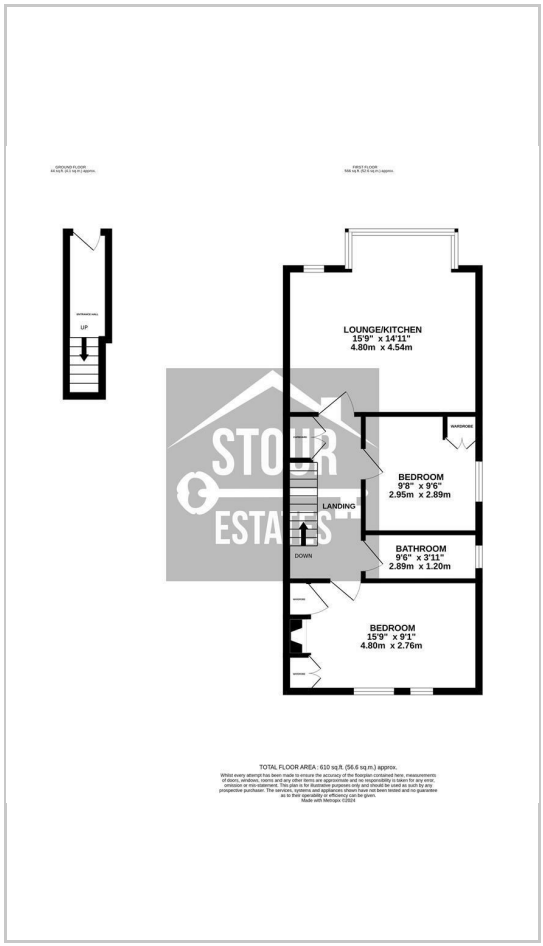
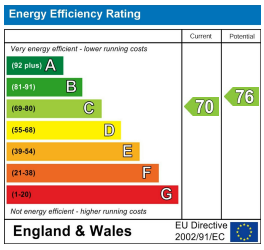
Area Map

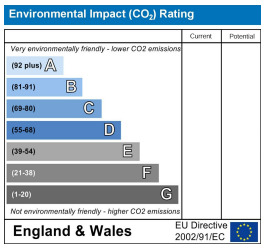


Floor Plans



Energy Efficiency Graph





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