



Sheringham Road, Branksome, Poole BH12 1NU

£400,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS



AN IDEAL FAMILY HOME, CONVENIENTLY LOCATED AND OFFERED FOR SALE WITH NO FORWARD CHAIN

This modernised semi-detached house offers spacious and well-presented accommodation throughout, having been lovingly updated by the current owners to create a perfect family home. The welcoming entrance hall, with a handy understairs area for additional storage, opens through into a spacious open plan reception room with well-defined living and dining areas. The living area to the front of the property benefits from a bay window, allowing plenty of natural light to stream through and creating the perfect place for relaxing with family or entertaining friends. The dining area has ample space for furniture and further benefits from double doors opening to the side aspect. The bright and airy kitchen with a feature island has plenty of storage space and room for appliances.

A sliding door leads directly out to an expansive terraced area with plenty of space for outdoor furniture. The rear garden enjoys a westerly aspect and is a particular feature of the property thanks to its generous size and delightful terrace and lawn areas. A further terrace area to the far end of the garden is the perfect spot to end the day enjoying the company of loved ones round a fire pit.

From the first floor landing, you will find three double bedrooms, with the principal bedroom benefitting from a three piece en suite shower room. A modern family bathroom completes the accommodation. To the front of the property, a garage can be found for off-road parking or additional storage. Unrestricted on road parking is also available.

The location is also a key feature of this property, being conveniently positioned just a short walk from Redlands Retail Park, Tesco and Lidl supermarkets, Talbot Heath nature reserve and a range of other shops, restaurants and facilities. There are also excellent transport links to Poole and Bournemouth and easy access to the A338. Mainline train travel from Branksome station, with direct services to London Waterloo, are also within walking distance. An ideal home, offered for sale with no forward chain.







KEY FEATURES

- Ideal Family Home in a Popular Location
 - Well Presented Semi-Detached House
 - Spacious Open Plan Living/Dining Room
 - Modernised Kitchen / Breakfast Room with Island
- Three First Floor Double Bedrooms, Family Bathroom & En Suite Shower Room
 - Delightful Enclosed Rear Garden with Terrace & Lawn Areas
 - Garage to Front of Property
 - Near to Shops, Restaurants, Facilities & Transport Links
 - Sought-After School Catchments
 - No Forward Chain







ADDITIONAL INFORMATION

Tenure
Freehold

Annual Council Tax
Band C - BCP Council

Energy Performance Certificate (EPC) Rating:
C (70)









FLOORPLAN

Approx. Gross Internal Floor Area 987 sq. ft / 91.68 sq. m



Ground Floor
Approximate Floor Area
499 sq. ft
(46.35 sq. m)

First Floor
Approximate Floor Area
488 sq. ft
(45.33 sq. m)

All measurements are approximate and for display purposes only





Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR
01202 80 50 90 ▪ hello@mollaro.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Registered in England & Wales Company No. 14891790. PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.