

enfields



83 Aspen Gardens, Poole, BH12 4DQ

Offers in excess of £240,000

Enfields Poole, 241 Ashley Road, Poole, Dorset, BH14 9DS - 01202 933555 - jackfletcher@enfields.co.uk

Check out this THREE-bedroom HOUSE situated in BH12 with internal garage, driveway parking and rear garden. Offering huge potential, incredible value and the opportunity to modernise to the new owners desired taste, adding personality and style at every turn.

The property makes for a fantastic family home due to its convenient location for amenities and schools or alternatively a great investment for landlords looking to buy in the area. Upon entering the home, you are immediately greeted by the large entrance hallway and stairs leading to the first floor – with the handy addition of a downstairs W.C and cloakroom just to the left of the entrance.

The ground floor further comprises of separate kitchen, living room with French doors leading into the well-maintained garden. Additionally, there's an access door to the internal garage, which can be used as a home gym, workshop, playroom or simply just for storage.

Unnoticeably, some areas of the home, such as the main bathroom and kitchen, have been modernised. Both will require new flooring, some redecorating with finishing personal touches.

The kitchen features a range of above and below wall units with tiled splashbacks in between, plumbing for a washing machine and the furthest right cupboard housing the gas-central heating boiler. The extractor fan is to the right intentionally to place a gas/electric oven, plus additional pug sockets.

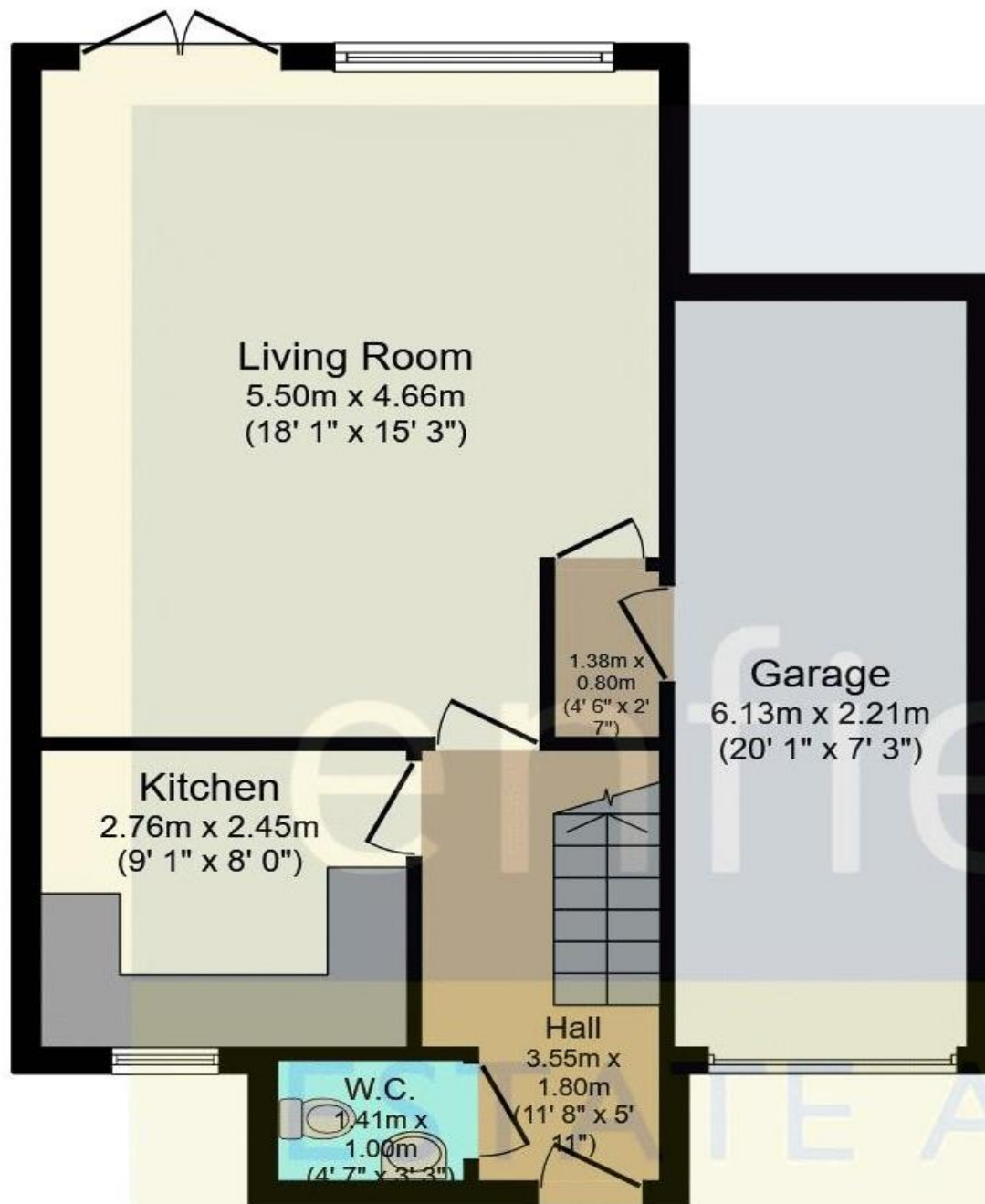
Continuing upstairs are three good size double bedrooms each with double-glazed windows, plug sockets and radiators. Furthermore, there's a loft hatch with retractable access ladder that leads to the part-boarded attic space with lighting and cavity-wall insulation.

A classic finish from floor to ceiling, the bathroom features tiled white walls, white smooth set ceiling, panelled bath with shower overhead and glass door as well as a toilet and basin. The bathroom will also require new flooring which makes for the perfect opportunity to add colour and character.

The property is Leasehold, resulting in the exterior of the house (garden, grounds and windows) being maintained and looked after by the managing agents, providing the new homeowners with peace of mind in their new property - a great advantage especially to first-time buyers!

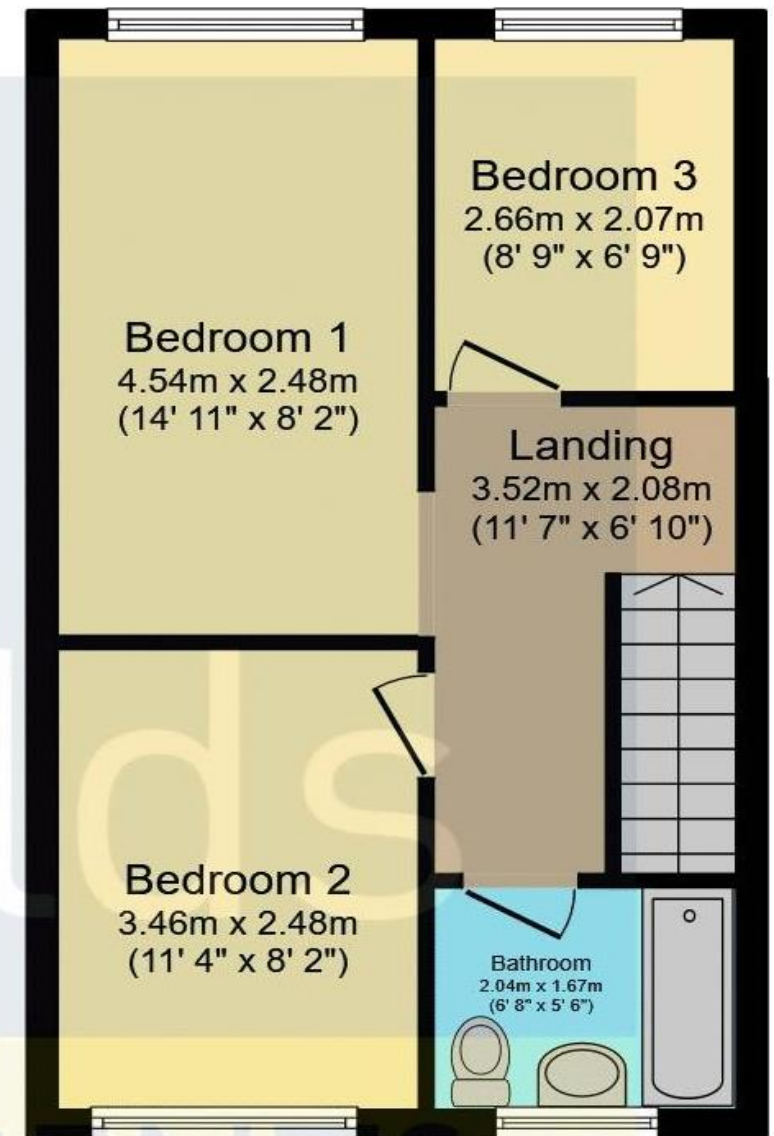
Education: Heatherlands Primary School, 0.9 miles, 20-minute walk or 5-minute drive. / St Aldhelm's Academy, 1.0 mile, 22-minute walk or 5-minute drive. / Manorside Academy, 0.7 miles, 15-minute walk or 7-minute drive. / Tops Day Nurseries, 0.6 miles, 15-minute walk or 3-minute drive.

Properties like this don't stay on the market long! Book a viewing appointment quick whilst you still can on 01202 933 555



Ground Floor

Floor area 54.9 m² (591 sq.ft.)



First Floor

Floor area 37.5 m² (403 sq.ft.)

Ground Floor Accommodation:

Entrance Hall, 11' 8" x 5' 11" (3.55m x 1.80m)

Living Room, 18' 1" x 15' 3" (5.51m x 4.64m)

Kitchen, 9' 1" x 8' 0" (2.77m x 2.44m)

Downstairs W.C, 4' 7" x 3' 3" (1.40m x 0.99m)

Garage, 20' 1" x 7' 3" (6.12m x 2.21m)

First Floor Accommodation:

Upstairs Landing, 11' 7" x 6' 10" (3.53m x 2.08m)

Bedroom One, 14' 11" x 8' 2" (4.54m x 2.49m)

Bedroom Two, 11' 4" x 8' 2" (3.45m x 2.49m)

Bedroom Three, 8' 9" x 6' 9" (2.66m x 2.06m)

Bathroom, 6' 8" x 5' 6" (2.03m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL: 92.4 m² (994 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and they will be pleased to check the position for you, especially if you are contemplating traveling some distance to view a property. Any mention of parking, allocated parking or off road has not been checked by the agent and the buyer is advised to seek verification from their legal representative. Confirmation of these draft property particulars is currently awaited from the vendor, therefore you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.