



**Connells**  
connells.co.uk 01202 525 411  
**FOR SALE**

**Connells**

Fernside Road  
Poole



### Property Description

A beautifully presented three double bedroom semi-detached house conveniently situated within walking distance to Poole Town centre, local shops, schools and central bus routes. This ideal starter home offers modern living throughout with the accommodation on offer comprising: lounge with direct garden access, modern fitted kitchen, downstairs cloakroom and bathroom.

The property further benefits from UPVC double glazing, gas central heating, position close to local amenities and bus routes with only a short walk from Poole Train Station. To arrange a viewing, or for further information, contact us today on 01202 525411.

### Entrance Hall

9' 8" x 10' 5" (2.95m x 3.17m)

### Kitchen/diner/lounge

24' 4" x 10' 4" (7.42m x 3.15m)

Fully fitted kitchen with wall and base units, wooden styles, standalone appliances.

### Landing

10' 5" x 13' 6" (3.17m x 4.11m)

Cupboard space, water tank inside.

### Bedroom One

10' 5" x 13' 3" (3.17m x 4.04m)

Double glazed window to garden, built in wardrobe space, radiator on internal wall.

## Garage

Shared driveway

## Shower Room

2' 8" x 7' 1" (0.81m x 2.16m)

WC, dark blue with white towels.

## Bedroom Two

10' 5" x 9' 5" (3.17m x 2.87m)

Double glazed window to front aspect,  
radiator behind door.

## Bedroom Three

10' 5" x 9' 5" (3.17m x 2.87m)

Located downstairs, electric mains on wall.

## Bathroom

5' 9" x 7' 2" (1.75m x 2.18m)

New plastered ceiling.

## Front Garden

Lawn, brick up to boundary and hedge down  
along the side path.

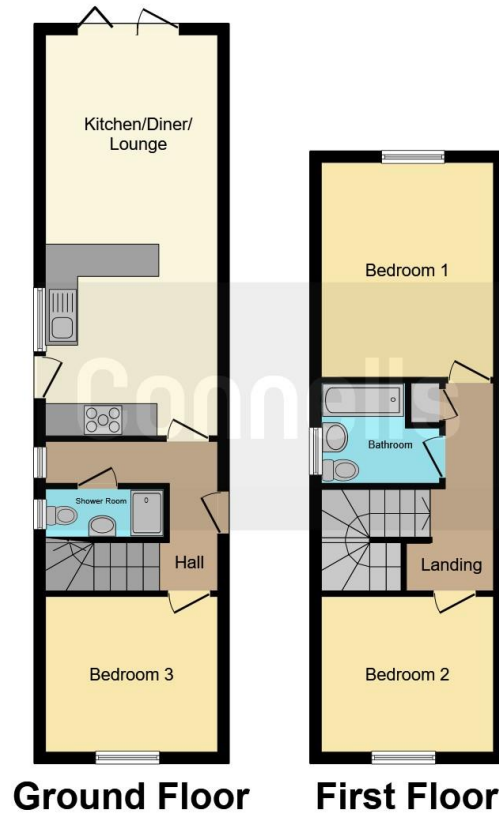
## Rear Garden

Patio space, bike shed, concrete path to side  
and long strip of lawn.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WIN306783](https://www.connells.co.uk/Property/WIN306783)**

Tenure: Freehold



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