

for sale

offers in excess of **£300,000** Freehold



## Fernside Road Poole BH15 2EW

**UNEXPECTEDLY RE-AVAILABLE:** 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.

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# Property Details

**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.

**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.

## Garage

Shared driveway







To view this property please contact Connells on

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689 Wimborne Road  
BOURNEMOUTH BH9 2AT

**Tenure: Freehold**

**EPC Rating: D**

Property Ref: WIN306783 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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