



STRATTON OAK ESTATES

211 Herbert Avenue, Poole, BH12 4HR

£325,000

This CHARMING two-bedroom, SINGLE-STORY BUNGALOW is located in the heart of Poole and boasts an inviting spacious layout. With a functional kitchen that leads to a conservatory and a PRIVATE REAR GARDEN. Plenty of off road parking and the property is offered Chain Free!

- Spacious two-bedroom single-story bungalow, offered chain free!
- Ample off-road parking at the front for multiple vehicles.
- Large lounge and well-equipped kitchen.
- Two generously sized double bedrooms.
- Conservatory off the kitchen with panoramic views of the well-maintained rear garden.
- Generous private rear garden ideal for alfresco dining.
- Detached garage/outbuilding at the rear for extra storage or potential to be a workshop.
- Close to Bourne Valley Park, Branksome Chine Gardens, Rossmore Leisure Centre and excellent local schools.





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Ground Floor

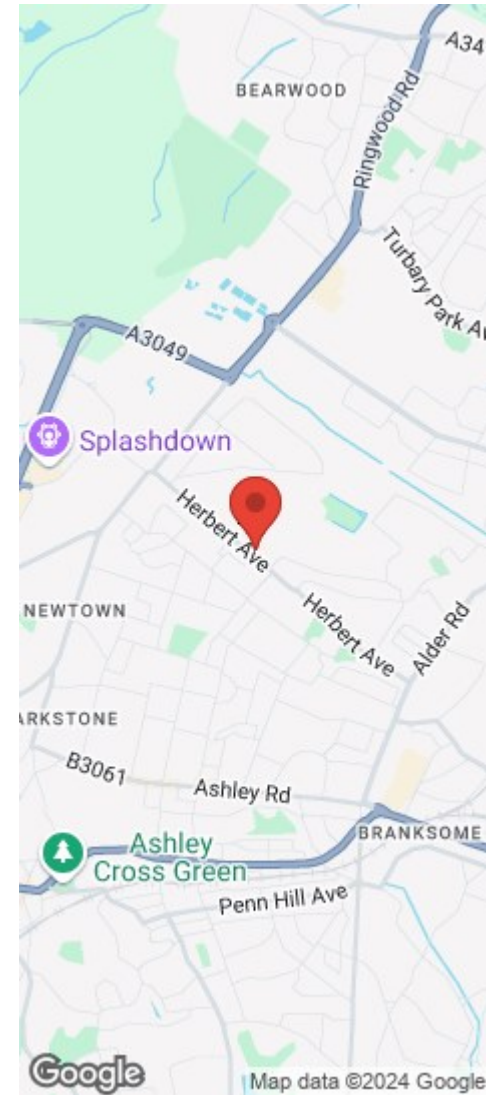
Approx. 73.6 sq. metres (792.6 sq. feet)



Total area: approx. 73.6 sq. metres (792.6 sq. feet)

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A	83	(10-15) A	48
(81-91) B			
(69-80) C			
(55-65) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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