



79 ALDER ROAD (THE ANNEX)

POOLE

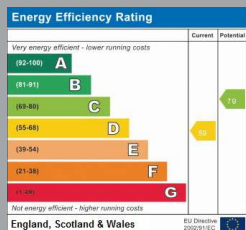
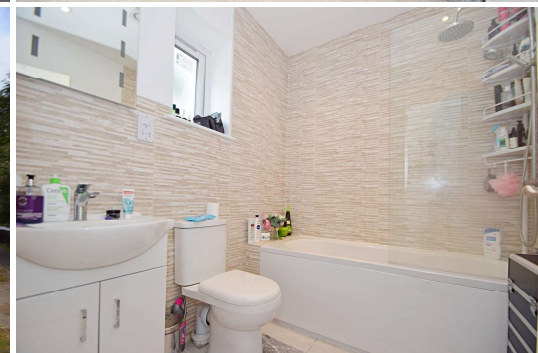
Dorset, BH12 2AB

£1,400 PCM

[goadsby.com](https://www.goadsby.com)

MODERN TWO
BEDROOM
DETACHED ANNEX
FLAT WITH
PRIVATE
ENTRANCE
ALONGSIDE
BRANKSOME
RECREATION
GROUND

- Modern Two Bedroom Detached Annex
- Offered Un-Furnished with Utility Bills
- Communal Garden
- No Parking Included
- EPC Rating: Band D



Reference: 1012256

Deposit Amount: £1,615.38

Council Tax Band: C

Furnishing: unfurnished

Heating Type: Gas central heating

Parking: No Parking
Mains Supply Electricity
Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

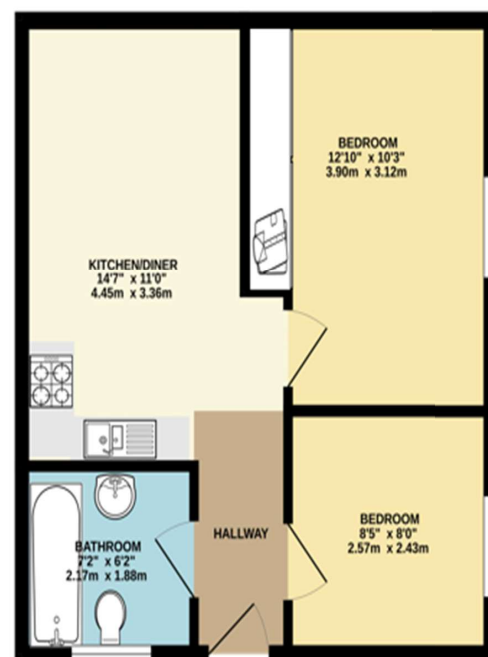


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Poole, Dorset
BH15 1DX

Modern two bedroom detached annex apartment at the rear of the main residence, situated off Alder Road, alongside Branksome recreation ground. One double and one single bedroom, bathroom with bath and overhead shower, open-plan kitchen living area. Utility bills included, excluding Internet/TV services. Access via Bountys Lane.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE.
Made with SketchUp 2020

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & 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 item 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 searches.

Goadsby & Harding (Residential) Ltd

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