

14 Nansen Avenue  
Poole BH15 3DA

Price **£375,000** Freehold



A SUPERBLY PRESENTED THREE BEDROOM  
DETACHED BUNGALOW, SITUATED IN A  
QUIET AND POPULAR RESIDENTIAL  
LOCATION, BENEFITTING FROM A SIZEABLE  
AND SOUTHERLY FACING REAR GARDEN.

Ground Floor



Total area: approx. 88.7 sq. metres (954.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or effecency can be given  
Plan produced using PlanUp.

- \* ENTRANCE HALLWAY 12'2" x 11'4" (3.71m x 3.47m)**
- \* SITTING ROOM 12'9" x 12'1" (3.93m x 3.68m)**
- \* KITCHEN 10'4" x 9'4" (3.16m x 2.86m)**
- \* CONSERVATORY 14'8" x 9'1" (4.51m x 2.77m)**
- \* BEDROOM ONE 14' x 10'9" (4.26m x 3.32m)**
- \* BEDROOM TWO 12'1" x 9'5" TO WARDROBE FRONT (3.68m x 2.89m)**
- \* BEDROOM THREE 8'9" x 8'5" (2.71m x 2.59m)**
- \* FAMILY BATHROOM 6'9" x 6'1" (2.11m x 1.85m)**
- \* DRIVEWAY PARKING**
- \* SIZEABLE REAR GARDEN**
- \* UPVC DOUBLE GLAZED**
- \* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

At the side of the property, a UPVC double glazed frosted front door gives access into the spacious entrance hallway which has wood effect laminate flooring, picture rail and loft access via a hatch. The light and airy sitting room has bay window to rear, picture rail, feature central fireplace and TV point. The kitchen has window to side, part tiled walls, range of wall and floor mounted cupboards, work surfaces over, nest of three drawers, one and a quarter single sink with drainer and mixer tap, space for tall fridge/freezer and integrated appliances to include washing machine, oven, grill, four ring ceramic hob and extractor fan over. Off the kitchen, a double glazed door gives access to the conservatory which has pleasant views over the rear garden.

Bedroom one has bay window to front and picture rail. Bedroom two has bay window to front, picture rail, wood effect laminate flooring and fitted wardrobe with sliding mirrored doors. Bedroom three has window to side and picture rail. The family bathroom has frosted window to side, wood effect laminate flooring, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and shower over.

To the front of the property is a small area laid to shingle and a tarmac driveway providing off road parking for a number of vehicles bound by low level brick wall borders. One of the main features of this delightful property is the sizeable and southerly facing rear garden which has an area running adjacent being laid to shingle with steps leading to the remainder which is predominantly laid to lawn, further patio area to rear, hard standing for shed, all bound by timber fence and mature shrub borders. Access along the side in turn leads to the front.





**DIRECTIONS:**

From Oakdale School traffic lights turn into Dorchester Road and then take the first turning right into Darbys Lane. Nansen Avenue is the second turning on the left hand side.

**COUNCIL TAX:** Band C BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band D

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R2153**