



## Holly Lodge, 41 Lindsay Road, Branksome Park, Poole, BH13 6BQ

Price Guide £475,000

- Four Bedrooms
- Additional Family Bathroom & Shower Room
- Kitchen / Breakfast Room
- UPVC Double Glazing
- Sought After Location
- En-Suite To Bedroom One
- Good Size Open Plan Lounge / Dining Room
- Utility Room
- Gas Central Heating
- Garage & Driveway

OFFERS INVITED / NO FORWARD CHAIN / SOUGHT AFTER LOCATION CLOSE TO AMENITIES / SOME UPDATING REQUIRED >>> Greys Estate Agents are delighted to offer for sale this lovely Georgian style three storey town house situated in the sought after Holly Lodge development in Branksome Park, Poole. The property comprises: Four bedrooms, good size lounge / dining room. open plan kitchen / breakfast room, en-suite bathroom to bedroom one, additional family bathroom and a shower room. Other benefits include UPVC double glazing, gas central heating, a utility room, an integral garage, patio garden, lovely communal gardens and a driveway providing off road parking (there is additional visitors parking).



### Lounge / Dining Room

25'0" x 13'9" max (7.62m x 4.19m max)

### Kitchen / Breakfast Room

18'0" x 7'11" (5.497 x 2.433)

### Utility Room

7'9" x 6'5" (2.377 x 1.974)

### Bedroom One

14'1" x 14'0" max (4.299 x 4.288 max)

### En-suite Bathroom

### Bedroom Two

11'2" x 9'3" (3.405 x 2.829)

### Bedroom Three

9'11" x 6'5" (3.034 x 1.972)

### Bedroom Four

11'1" x 7'9" (3.387 x 2.375)

### Family Bathroom

### Additional Shower Room

### Integral Garage

### Patio Garden Area

### Communal Gardens

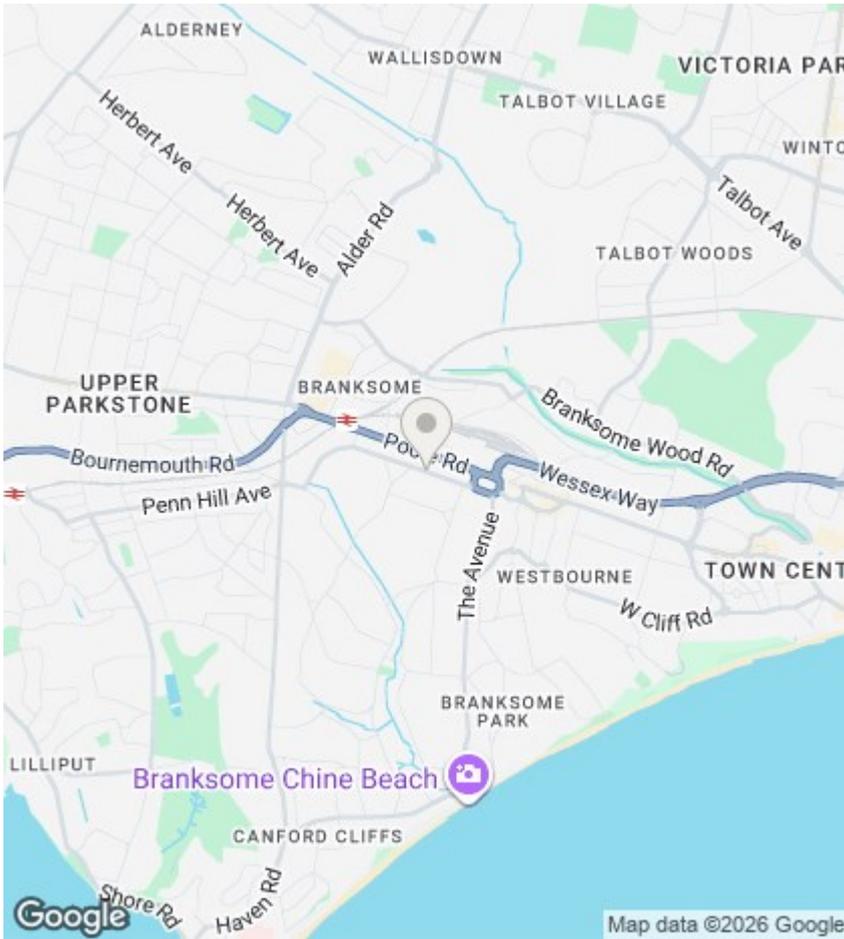
### Maintenance Charge

Please note that there is an annual charge of approximately £700 to maintain the communal gardens / areas.









### Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

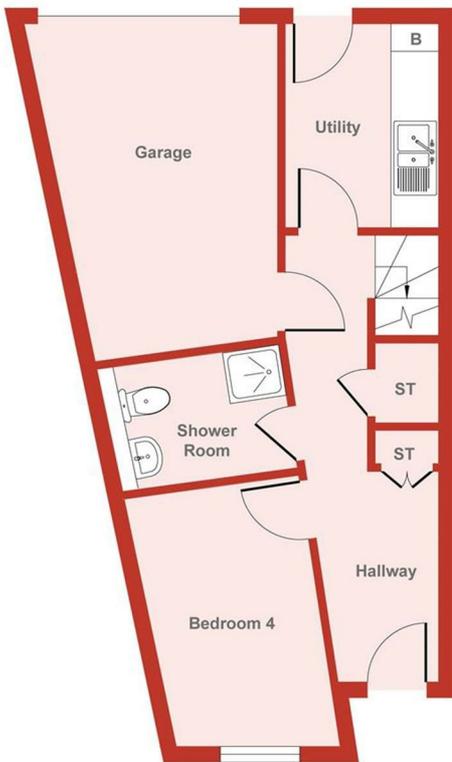
### Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Produced by Elements Property