



Fortescue Road | | Poole | BH12 2LJ

Offers In The Region Of £310,000



**QSALES &  
LETTINGS**

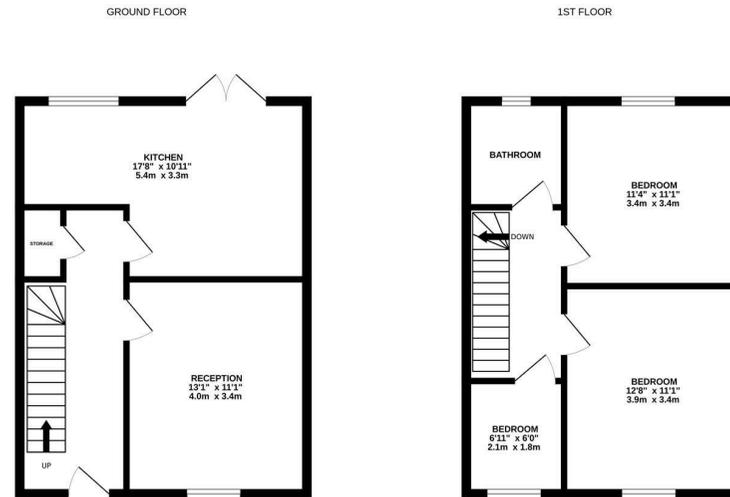
# Fortescue Road | Poole | BH12 2LJ Offers In The Region Of £310,000

This delightful three-bedroom house on Fortescue Road, Poole, offers a perfect blend of character and modern living. With a newly-laid driveway for two cars, a private rear garden and spacious interior, this is an ideal property for families and those seeking a comfortable home.

Great location – Close to local schools, shops, parks and transport links, including Branksome train station. Easy access to both Poole and Bournemouth town centres, plus nearby beaches.

Spanning 861 square feet, the property, built in 1920, showcases the timeless appeal of its era while providing ample space for a growing family or those seeking a comfortable home.

- Three bedrooms – Two generous doubles and a single, ideal for a growing family or home office
- Open kitchen/diner – Perfect for family meals and entertaining, with direct access to the garden
- New driveway – Provides off-road parking for two vehicles and potential to install EV charging hub
- Bright living room – A welcoming space with plenty of natural light
- Private rear garden – Fully enclosed, ideal for children and pets
- Great location – Close to local schools, shops, parks and transport links, including Branksome train station. Easy access to both Poole and Bournemouth town centres, plus nearby beaches.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other built-in appliances will be responsible. It shall be the responsibility of the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mergo 10/2021

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	