





## HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation  
Leading Independent Property Professionals Since 1939.

House & Son are favoured with marketing instructions for this charming character home with feature brick elevations in the ever popular Branksome location. An ideal location for all age groups owing to access to local amenities including good schooling for all ages, immediate shopping, recreational areas and travel links to further afield.

A well maintained home requiring some general updating. The accommodation is versatile comprising enclosed porch, entrance hall, generous size lounge, separate dining room, fitted kitchen, utility/ground floor cloakroom, three first floor double bedrooms (potential to create a bedroom four) and family bathroom. Potential, potential, potential!

The rear garden is private approximately 70ft in depth, south westerly aspect with vegetable plot to the rear and established borders. To the front there is a driveway, potential for additional forecourt parking to the lawned area, if required and attached garage.

A charming home with no forward chain. Motivate seller. Not to be missed!



## ENCLOSED PORCH

Provision for shoes and coats. UPVC part glazed front door.

## ENTRANCE HALL

Radiator. Ornate ceiling. Radiator.

## LOUNGE

14' 8 into bay max" x 12' 0" (4.47m x 3.66m)

Double glazed box bay window to the front. Fitted gas fire. Radiator. Ornate coving. Bright and airy room.

## DINING ROOM

13' 0" x 12' 7" (3.96m x 3.84m)

Double glazed window to the rear. Radiator. Gas fire.

### KITCHEN

12' 0" x 9' 7" (3.66m x 2.92m)

Two double glazed windows to the side aspect. Stainless steel sink unit and drainer, mixer taps over. Fitted kitchen cabinets. Space for cooker, space for fridge/freezer, space for washing machine, space for dishwasher. Pantry/storage. Wall mounted gas fired boiler.

### OUTER LOBBY

6' 0" x 4' 6" overall size" (1.83m x 1.37m)

Useful storage area. Radiator. Dishwasher.

### GROUND FLOOR CLOAKROOM

4' 6" x 2' 6" (1.37m x 0.76m)

Potential shower room/utility area. Low level WC.

### STAIRS TO FIRST FLOOR

Split level feature landing. Cupboard storage.

### MASTER BEDROOM

16' 0" x 14' 8" into bay max" (4.88m x 4.47m)

Large double glazed picture window overlooking Gorleston Road, further double glazed window to the front.

Agent's note: Potential to create bedroom four/en-suite/walk in wardrobe.

### BEDROOM TWO

13' 0" x 10' 0" (3.96m x 3.05m)

Double glazed window to the rear, view over mature garden to the rear. Radiator.

### BEDROOM THREE

10' 8" x 9' 6" (3.25m x 2.9m)

Double glazed window to the rear with outlook over the private established lawned garden.

### BATHROOM

6' 7" x 6' 6" (2.01m x 1.98m)

Three piece suite. Double glazed window to the side.

### OUTSIDE

Parking. Pathway to the front porch. The front lawn can be utilised for additional forecourt parking if required.

### REAR GARDEN

The garden is south westerly aspect and is approximately 70ft depth, lawned with a vegetable plot to the rear. Two potting/storage sheds. The garden is private with established borders.

### DRIVEWAY

Driveway to the front of the attached garage.



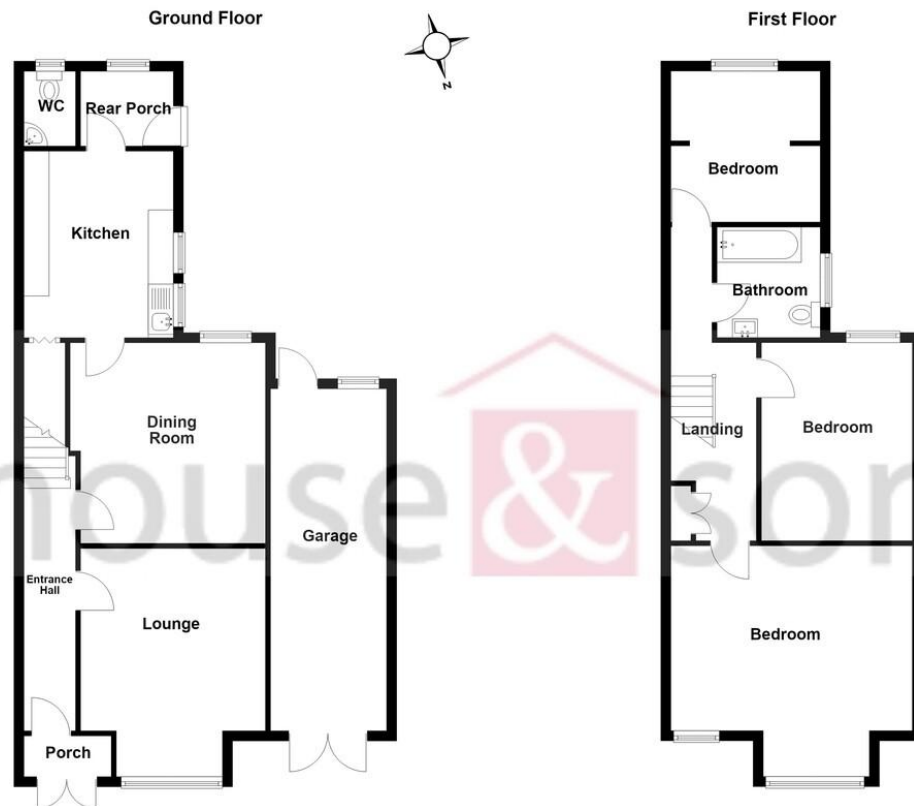
### DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

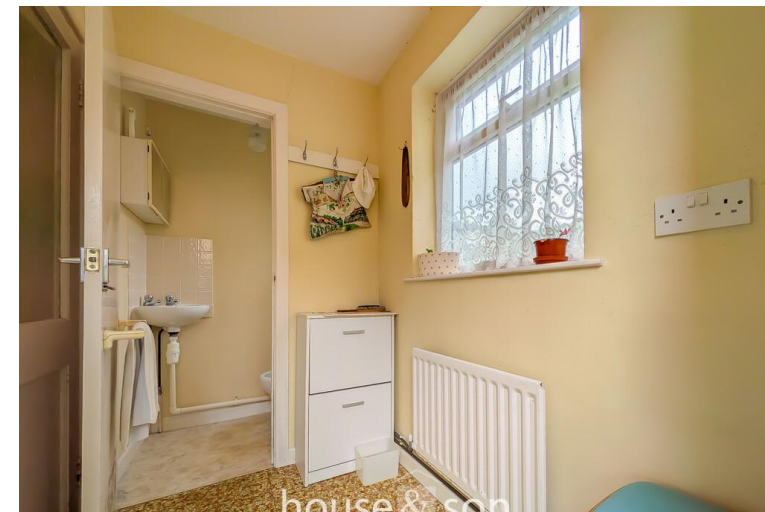
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Main area: Approx. 111.7 sq. metres (1202.8 sq. feet)  
 Plus garages, approx. 15.7 sq. metres (169.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006). Plan produced using PlanUp.



## Energy performance certificate (EPC)

|                                        |                           |                     |                          |
|----------------------------------------|---------------------------|---------------------|--------------------------|
| 10 Gorleston Road<br>POOLE<br>BH12 1NW | Energy rating<br><b>D</b> | Valid until:        | 9 September 2036         |
|                                        |                           | Certificate number: | 5736-3221-4600-0970-6292 |

Property type: Semi-detached house

Total floor area: 112 square metres