



15 Portelet Close, Poole BH12 4LN

* No Forward Chain * Situated within a very popular and convenient cul-de-sac location lies this three-bedroom detached bungalow situated on a good size plot with a very generous size rear garden. The bungalow does require modernisation throughout, which we feel represents an ideal refurbishment project with the potential to extend (STPP).

EPC: 44 Council Tax Band: C Price £315,000 Freehold

 **3**
 **1**
 **1**





Key Features

- DETACHED BUNGALOW REQUIRING MODERNISATION
- ENTRANCE HALLWAY
- LOUNGE
- KITCHEN
- CONSERVATORY/UTILITY
- THREE BEDROOMS
- SHOWER ROOM & SEPARATE CLOAKROOM
- DRIVEWAY & GARAGE
- SITUATED ON A GOOD SIZE PLOT WITH GENEROUS SIZE REAR GARDEN
- CUL-DE-SAC LOCATION & NO FORWARD CHAIN

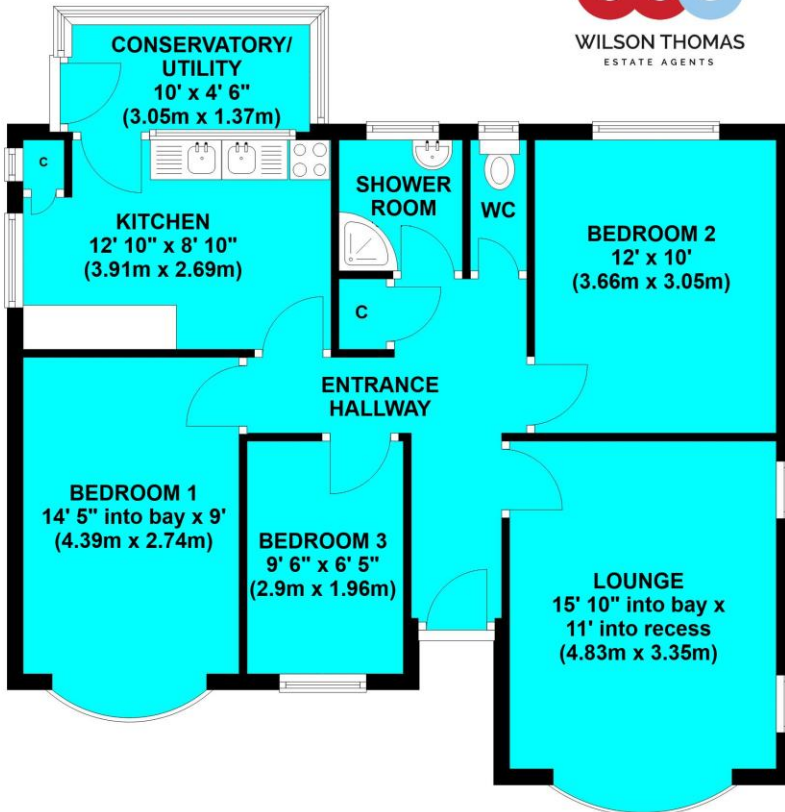
The Property

Upon entering the hallway there is a good size dual aspect front lounge to the front with a curved bay window and original fireplace. The light, bright and airy kitchen is located to the rear with ample storage units and drawers, and this leads to the conservatory/utility and then to the rear garden. There are three bedrooms comprising two doubles and one single serviced by a shower room and a separate cloakroom. The outside front has a low-level brick wall with some mature plants and shrubbery and a driveway plus the front area provides ample off road or potential space for a caravan/motorhome. The driveway continues down the side and up to the detached garage and into the

rear garden. We feel that the extensive size rear garden is a particular feature and currently a blank canvas for improvement with a patio are initially abutting the bungalow. There is ample space to extend, subject to the usual consents, and a few steps lead up to the remainder of the garden which is laid to lawn and there are mature trees, plants and shrubbery throughout. The property is located in a popular and convenient no-through road with local schools and excellent bus services nearby. Tower Park is approximately just over a mile away with a Tesco Extra Supermarket and Turbary Retail Park also a short drive away. The town centres of Poole and Bournemouth are both a 10-to-15-minute drive

Ground Floor

Approx. 71.4 sq. metres (768.1 sq. feet)



Total area: approx. 71.4 sq. metres (768.1 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 efficiency can be given. Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



rightmove

