



Bournemouth Road | | Poole | BH14 9AN

Offers in excess of
£350,000

B E E Z U M S

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- **DETACHED CHARACTER HOME**
- **CLOSE TO AMENITIES**
- **THREE RECEPTION ROOMS**
- **BADEN POWELL & COURT HILL CATCHMENT**
- **EXCELLENT LOCATION**
- **THREE DOUBLE BEDROOMS**
- **OFF ROAD PARKING**
- **VACANT POSSESSION**

****COMPETITIVELY PRICED**** A RARE OPPORTUNITY to purchase a DETACHED HOUSE in this sought-after location, just MOMENTS FROM PENN HILL VILLAGE.

A charming three-bedroom, three reception room, character home arranged over three levels with SOUTH FACING GARDEN, offered with VACANT POSSESSION.





This charming detached home combines spacious interiors with versatile accommodation arranged across three levels. Offered with vacant possession, it presents a rare opportunity in this popular residential area. Set back from the road with a private driveway, the property opens into a welcoming porch and entrance hall with wood flooring.

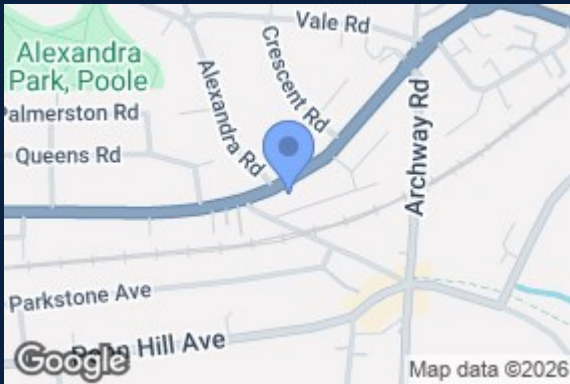
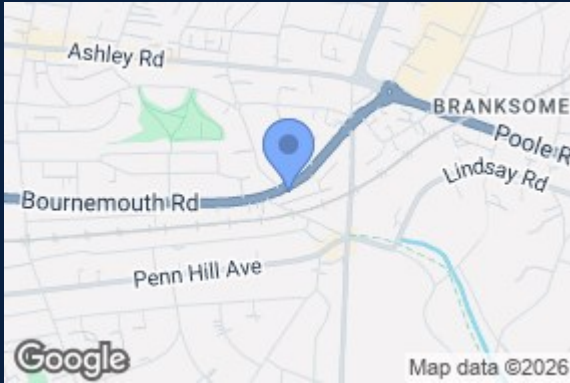
The ground floor enjoys a spacious lounge with a bay window overlooking the garden, and a large open-plan kitchen/dining room that forms the heart of the home, ideal for entertaining and family living.

A particularly attractive feature is the lower-level playroom/study, complete with its own private entrance. This flexible room can be used as a home office, gym, or guest suite, adding excellent versatility to the property. A cloakroom completes the downstairs accommodation.

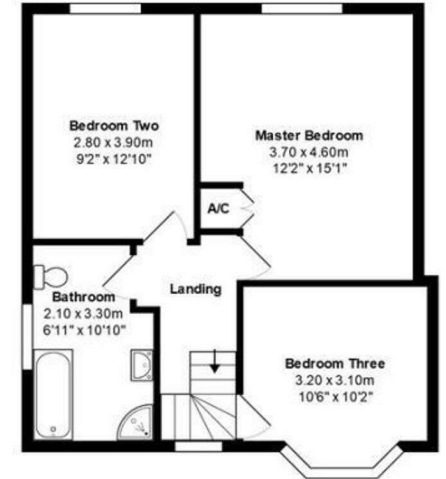
Upstairs, the first floor provides three double bedrooms, one with fitted wardrobes, and a well-appointed family bathroom. The layout offers both space and comfort, with plenty of natural light throughout.

Externally, the home benefits from a sunny south-facing patio and garden, perfect for outdoor dining and relaxation, and a front garden with a level lawned area. Driveway parking further enhances convenience. To the rear of the property there is access to Lodge Close.





Ground Floor
Area: 68.4 m² ... 736 ft²



1st Floor
Area: 48.8 m² ... 525 ft²

Total Area: 117.2 m² ... 1261 ft²

All measurements are approximate and for display purposes only

Council Tax Band D EPC Rating E

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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