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46 The Avenue | | Poole | BH13 6HF

£2,250 Per Month



**QSALES &
LETTINGS**

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Three-double bedroom end of terrace house in a beautiful private development in Branksome Park,

The modern kitchen comes with integrated appliances and a generous dining space, making it practical for everyday use as well as hosting.

The living room stretches across the width of the home, with high ceilings and large windows that bring in plenty of natural light.

There's also a raised dining area that adds character to the space. From here, doors open onto a good-sized sun

- **Three Double Bedrooms**
- **Principal suite benefits a large dressing area, extensive built-in wardrobes, and a stylish en-suite bathroom**
- **Living room with full-height windows, access to terrace and high ceilings**
- **Branksome Park location in close proximity to Westbourne Village and Canford Cliffs**
- **Large Garage as well as additional parking**
- **Large communal garden and Low maintenance patio terrace**
- **Dining room with open plan gallery overlooking main living room**
- **kitchen includes integrated appliances and a spacious dining area**
- **The property is tucked away in a private area**
- **Available now, please call 01202 283654 to arrange a viewing.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(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	

