



£360,000

3 Benjamin Road, Poole, BH15 4QU



SAXE COBURG™

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Nestled on the charming Benjamin Road in Poole, this delightful detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this home is ideal for families or those seeking extra space.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. A convenient ground floor WC adds practicality for everyday living, while the separate utility room offers additional space for laundry and household essentials, keeping the main living areas neat and organized.

The mature rear garden is a true highlight, offering a serene outdoor retreat where one can unwind amidst nature.

For those with vehicles, the property features a garage and a driveway, allowing for convenient parking for up to two vehicles. This practical aspect adds to the overall appeal of the home, making it a perfect choice for modern living.

Located in a desirable area of Poole, this house is not only a comfortable residence but also a wonderful opportunity to enjoy the local amenities and community spirit. Whether you are looking to settle down or invest, this property is sure to impress.

#### **Vendors Comments**

Hamworthy is a lovely suburb of Poole with a fantastic park featuring a beach, plenty of grass for dogs and families, a large play area, and a café serving great food. Nearby, you'll find a well-regarded first school and a choice of secondary schools. The area is well served by local amenities including corner shops, two supermarkets, a pharmacy, a GP surgery, and a selection of pubs, restaurants, clubs, and activities, offering everything you need close to home.

The Rowans is a stylish and well-established development, started in 1998, known for its friendly neighbours and welcoming community feel. It's a peaceful and convenient place to live, with easy access to Poole town centre, local beaches, and transport links.

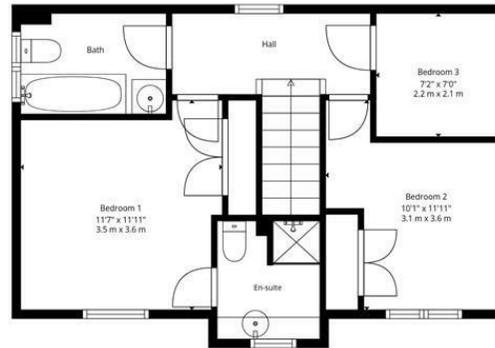
There is no forward chain, and all furniture and appliances are available. The boiler is less than five years old, and the sofas are practically new, making it ready to move straight into with ease and comfort.

This has been a very happy home and would be ideal whether you are single, a couple, or a family.

#### **FEATURES & SPECIFICATIONS**

- Three spacious bedrooms
- Detached house on Benjamin Road
- Garage and driveway included
- Two reception rooms
- Mature rear garden
- Ensuite to master bedroom
- Offered chain free
- Close to local amenities
- Ideal family home
- Viewing recommended





Floor 2



Floor 1



**TOTAL: 1006 sq. ft, 93 m2**

FLOOR 1: 530 sq. ft, 49 m2, FLOOR 2: 476 sq. ft, 44 m2

EXCLUDED AREAS: STORAGE: 27 sq. ft, 2 m2, UTILITY: 40 sq. ft, 4 m2, PATIO: 93 sq. ft, 9 m2,

FIREPLACE: 8 sq. ft, 1 m2, WALLS: 114 sq. ft, 12 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan. All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.



**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(02 plus) <b>A</b>		
(01-01) <b>B</b>		
(09-00) <b>C</b>		
(05-00) <b>D</b>		
(30-54) <b>E</b>		
(21-30) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





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