



24 Mayford Road, Poole BH12 1PU  
Guide Price £370,000 Freehold









**A three bedroom detached property situated in a quiet cul-de-sac location. The property boasts spacious accommodation, a sunny rear garden and is in good school catchment.**

- THREE BEDROOMS
- SUNNY REAR GARDEN
- IN NEED OF RENOVATION
- IDEAL FAMILY HOME
- INTEGRAL GARAGE & DRIVEWAY
- NO FORWARD CHAIN

### **Property Comprises**

A bright and spacious detached property, situated in a quiet cul-de-sac location in the heart of Branksome. The property boasts nearly 1400 sq.ft of accommodation across 2 floors with a split level. As you enter the property, you are greeted by a spacious entrance hall leading to all principal rooms. There is a spacious kitchen, a separate dining room/bedroom three, W/C with a lounge on the lower split level. Upstairs, there are two double bedrooms, with fitted wardrobes, a family bathroom and storage.

Externally, the property has a large rear garden, a patio area, an integral garage and a driveway for two vehicles.

### **Location**

Within easy reach are the New Forest, Bournemouth International Airport and the town centres of Bournemouth and Poole, which offer a wide range of shopping, entertainment and recreational facilities. Train services to London Waterloo run from Branksome, Parkstone, Bournemouth and Poole Stations and there are ferry sailings from Poole to Cherbourg. Situated on the South Coast, to the south, are the safe sandy beaches of Poole Bay and Poole Harbour, renowned for its fishing and boating facilities.



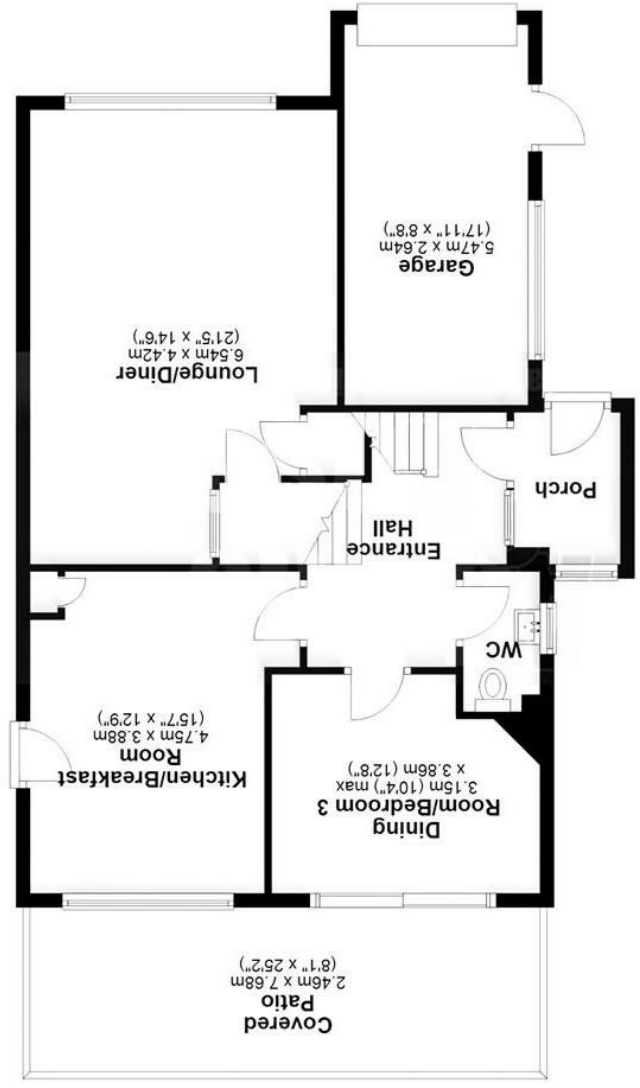


Key Drummond

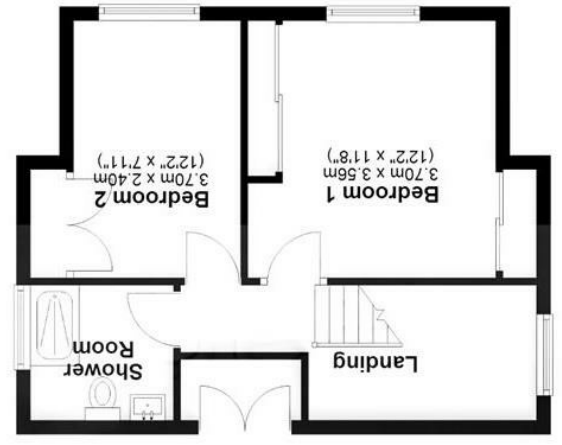
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Ground Floor Split Level  
Main area: approx. 87.8 sq. metres (945.0 sq. feet)  
Plus covered patio: approx. 18.9 sq. metres (203.4 sq. feet)



First Floor  
Approx. 39.4 sq. metres (424.1 sq. feet)

Main area: Approx. 127.2 sq. metres (1369.1 sq. feet)  
Plus covered patio: approx. 18.9 sq. metres (203.4 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.

All room dimensions given above are approximate measurements  
These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:  
• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.  
• Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.  
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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Energy efficiency class - lower energy costs	A
Energy efficiency class - lower energy costs	B
Energy efficiency class - lower energy costs	C
Energy efficiency class - lower energy costs	D
Energy efficiency class - lower energy costs	E
Energy efficiency class - lower energy costs	F
Energy efficiency class - lower energy costs	G

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO <sub>2</sub> emissions	A
Not environmentally friendly - higher CO <sub>2</sub> emissions	B
Not environmentally friendly - higher CO <sub>2</sub> emissions	C
Not environmentally friendly - higher CO <sub>2</sub> emissions	D
Not environmentally friendly - higher CO <sub>2</sub> emissions	E
Not environmentally friendly - higher CO <sub>2</sub> emissions	F
Not environmentally friendly - higher CO <sub>2</sub> emissions	G