



Yarmouth Road, Branksome, Poole, Dorset, BH12 1JJ

Offers in excess of £335,000

NEW INSTRUCTION TO THE MARKET- BRANKSOME, POOLE, DETACHED HOUSE, OFFERES IN EXCESS OF £335,000. OFFERED WITH "NO FORWARD CHAIN"- VACANT- OFF ROAD PARKING FOR TWO CARS- GAS CENTRAL HEATING- DOUBLE GLAZED-PUPULAR LOCATION- OPEN PLAN LOUNGE/ DINING ROOM WITH PATIO DOORS TO REAR SUNNY ASPECT GARDEN- MODERN FITED KITCHEN- BATHROOM WITH THREE PIECE SUITE- NEUTRAL WHITE DECOR THROUGHOUT- CLOSE LOCATION FOR BRANKSOME RAILWAY STATION AND TESCO BRANKSOME- OFFERED WITH "NO FORWARD CHAIN". DONT MISS OUT AND MAKE YOUR NEW HOME THROUGH THACKER & REVITT.



Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

OUTSIDE FRONT DRIVE AND GARDEN

To the front of the property is tarmac driveway parking for two cars. Raised flower border and steps leading to the side gate and front door porch area. Front porch area with tiled flooring and white painted walls.

FRONT DOOR AND ENTRANCE HALL

14'2" x 6'0" (4.34 x 1.83)

White composite style double glazed front door with glass panes surrounding in frame leading into this good size entrance hall with white ceiling, white painted walls and fitted carpet. Under stairs cupboard for storage and with side window. Radiator. Stairs to first floor and landing area. Light switch. Ceiling lighting.

KITCHEN

13'6" x 7'0" (4.14 x 2.14)

Wooden glass panelled door leading from the hall into this good size galley style kitchen. White ceiling and walls with part tiled walls around the worktops. Ceiling lighting. Light switch, plug sockets and fuse switch. Double glazed window overlooking rear patio area. Upvc double glazed back door leading to outside pathway. A range of light wood colour wall, base and drawer units with fitted handles and laminate worktops with laminate wood effect flooring. Sink with drainer and metal fittings, space and plumbing for washing machine, space for fridge freezer. Free standing cooker with extractor above. Wall mounted boiler in cupboard.

LOUNGE AREA

12'1" x 15'1" into bay window (3.70 x 4.62 into bay window)

Open archway leading into the lounge area of the open plan lounge dining room with white ceiling, white emulsion painted walls and fitted carpet. wall lights, Radiator, Light dimmer switch control, plug sockets and TV socket. Fireplace with wooden surround. Double glazed bay style window overlooking the front aspect.

DINING ROOM AREA

12'2" x 11'0" (3.72 x 3.37)

Wooden glass panelled door leading in from the hall into the dining area part of this open plan reception room with white ceiling, white emulsion painted walls and fitted carpet. Upvc double glazed patio doors opening out to the sunny aspect patio area and garden. wall lighting, Radiator, Plug sockets.

STAIRS AND LANDING

8'10" x 6'11" (2.70 x 2.13)

Leading in from the hall with continuation of decor to the first floor and landing area. Double glazed window to side aspect. Ceiling lighting. Light switch. Doors to all rooms on the first floor. Ceiling loft hatch.

BEDROOM ONE (DOUBLE REAR)

11'0" x 12'1" (3.37 x 3.70)

Door leading into this good size double bedroom with rear facing aspect. Ceiling white with emulsion white painted walls and fitted carpet. Ceiling lighting. Light switch and plug sockets. Radiator. Double glazed window overlooking the rear garden.

BEDROOM TWO (DOUBLE FRONT)

14'11" x 11'0" (into bay window) (4.57 x 3.36 (into bay window))

Door leading into this good size double bedroom with front facing aspect. White ceiling, white emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Light switch and plug sockets. Double glazed bay style window overlooking road and front parking area.

BEDROOM THREE (SINGLE FRONT)

7'1" x 7'1" (2.16 x 2.17)

Door leading from the landing area into this single bedroom, study, dressing room with white ceiling, white emulsion painted walls and fitted carpet. Double glazed window overlooking the front aspect. Ceiling lighting. Light switch and plug socket. Radiator.

BATHROOM

7'0" x 6'8" (2.14 x 2.04)

Door leading into the bathroom with rear facing aspect. White ceiling, fully tiled walls with decorative border tiles. Fitted flooring. Three piece suite consisting of bath with metal fittings, side panel. WC with seat and lid and cistern. Sink with metal fittings and pedestal. Ceiling lighting. Light pull cord.

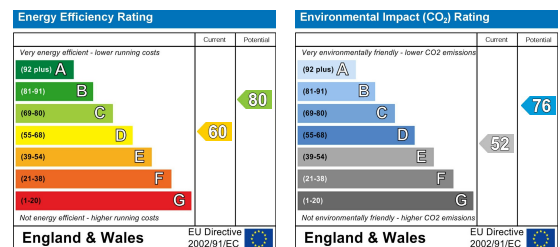
REAR GARDEN

Established sunny aspect rear garden with a good size patio area, lawn and established trees, shrubs and plant borders. Garden shed. Greenhouse. Side path leading to the front of the property with wooden gate. gas and electric meters to the side of the house.

TENURE

The property is FREEHOLD and is also being offered with "NO FORWARD CHAIN".





Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD