



## 4 bed semi-detached house to buy in BH12

Central Avenue, Poole, Dorset, BH12 2ER

**£290,000** Starting Bid

 x4  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Very Well Presented Semi Detached House
- ✓ Off Road Parking
- ✓ Kitchen/Breakfast Room
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £290,000. VACANT/NO FORWARD CHAIN. An Exceptionally Well Presented 4 Bedroom Semi Detached House In A Cul-de-Sac In Sought-After Central Avenue, Branksome, BH12.

A 4 BEDROOM SEMI-DETACHED HOUSE in ever-popular Branksome close to Branksome Station, bus routes, retail park and moments away from Branksome recreation ground. 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.

The accommodation, with approximate room sizes, comprises the following:

FRONT ENTRANCE: Outside light. UPVC double glazed door to:

HALLWAY: Radiator, power point, ceiling light point. Stairs to first floor with storage beneath. Doors to:

LOUNGE: 17'4" (5.28m) x 10'10" (3.31m) to rear of chimney breast. Front and rear aspect UPVC double glazed windows. Fireplace, radiator, telephone point, TV point, power points, ceiling light point.

KITCHEN/BREAKFAST ROOM: 15'9" (4.80m) x 11'5" (3.48m). Three side aspect and one rear aspect UPVC double glazed windows, UPVC half double glazed door to enclosed lean-to. Range of floor and wall mounted cupboards and drawers, rolled edge work surfaces, inset single drainer 1 1/2 bowl single drainer stainless steel sink with mixer tap, electric fan oven fitted under work surface, inset gas hob with filter hood over, space and plumbing for washing machine and dishwasher, space and point for fridge/freezer. Cupboard containing Ariston wall-mounted gas boiler. Radiator, power points, ceiling light point, space for table and chairs.

BATHROOM/WC: 6'9" (m) x 4'5" (1.35m). Front and side aspect UPVC obscure double glazed windows. Sunken bath with mixer tap and shower over, low level WC, wash hand basin in vanity unit. Part tiled walls, heated towel rail, ceiling downlight, extractor fan.

LANDING: Side aspect UPVC double glazed window. Radiator, ceiling light point, power point, Access hatch to loft area with fitted ladder. Airing cupboard with slatted shelves and containing factory lagged hot water cylinder with immersion heater. Doors to bedrooms and separate WC.

BOARDED LOFT AREA: 12'4" (3.76m) x 8'2" (2.49m) - restricted headroom. Velux style window, eaves storage, ceiling downlights.

BEDROOM 1: 12'10" (3.91m) x 11'5" (3.48m). Rear aspect UPVC double glazed window. Range of built-in wardrobes with three mirror doors, hanging rail and shelves. Radiator, TV point, power points, ceiling light point, wall light point. Recessed shower cubicle with Mira shower, sink with tiled splashback.

BEDROOM 2: 10'1" (3.07m) x 9'3" (2.82m). Rear aspect UPVC double glazed window. Range of built-in wardrobes with three mirror doors, hanging rail and shelves. Radiator, TV point, power points, ceiling light point. Recess with sink with tiled splashback.

BEDROOM 3: 10'10" (3.31m) max x 6'10" (2.08m). Front aspect UPVC double glazed window. Range of built-in wardrobes with two mirror doors, hanging rail and shelves. Radiator, TV point, power points, ceiling light point.

BEDROOM 4: 8'5" (2.57m) x 4'6" 1.37(m). Front aspect UPVC double glazed window. Built-in wardrobe, radiator, TV point, power points, ceiling light point.

SEPARATE WC: Side aspect UPVC double glazed window. Low level WC, wash hand basin, radiator, part tiled walls, ceiling light point.

#### OUTSIDE:

Front: Small area of artificial grass. Double door to covered way, with water tap, leading to rear. Bounded by wall, fencing and hedging.

Off road parking: Tarmac area for several vehicles.

Rear garden: Tiered. Lower tier laid to artificial grass. Second tier laid to lawn with patio. Summerhouse 11'7" (3.53m) x 9'7" (2.92m). Currently used as a gym. Verandah. Decking with covered hot tub. Timber shed. Bounded by walls and fencing.

Enclosed lean-to: 23'8" (7.21m) x 13'10" (4.22m) max. Sliding UPVC French doors, power points, decking.

Subject to Planning, there is potential for extending the property to the rear.

#### LOCATION

There are a number of excellent facilities within reach, including schools, Leisure facilities, Gym etc.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £290,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Central Avenue, Poole, Dorset, BH12 2ER

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