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WHERE SERVICE COUNTS

**Alby Road, Branksome  
Poole, Dorset, BH12 1NY**

# Alby Road, Branksome, Poole, Dorset, BH12 1NY

## Freehold Price £350,000

Set at the end of a quiet cul-de-sac is this 3 bedroom semi detached home with a lounge/dining room, kitchen leading to a conservatory, ground floor cloakroom along with main bathroom, attic room, good sized garden and garage. Maintaining many original features including stripped wooden floors, open fireplace in the sitting room, original doors and still with scope to personalize and modernise. The current owners have carried out some updating and also had planning permission approved for a 2 storey extension (plans available on request). Set on an elevated plot, this home enjoys a good size south-westerly facing rear garden with a high degree of privacy.

- 3 bedroom semi detached home set in a quiet cul-de-sac
- Kitchen flowing into a conservatory
- Lovely lounge/dining room running from the front to back of the home with stripped wooden floors and open fireplace
- Ground floor cloakroom and main family bathroom located on the first floor
- Loft room, ideal as an office or a play area
- Good sized fully enclosed south westerly facing rear garden
- Detached garage
- Planning permission for a 2 storey extension (plans available on request)
- Off road parking
- Gas central heating and double glazing
- Potential for personalisation and modernisation

Set in a quiet location, off Sheringham Road in Branksome, the property is within a few hundred yards of Branksome Recreation Ground. Conveniently set within a mile of the Branksome Retail Park with John Lewis and other home stores and the variety of shops at Ashley Road in Parkstone. Both Bournemouth and Poole Town Centres are within 3 miles and Westbourne is within 2 miles. Branksome Railway Station is approximately one mile away offering a service to London Waterloo.

COUNCIL TAX BAND: C

EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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