



**HEARNES**

WHERE SERVICE COUNTS

**Poole Dorset, BH17 7JX**



# Poole, Dorset, BH17 7JX

## Freehold Price £325,000

A superb 2 double bedroom detached bungalow set on a corner plot with a double garage and generous block paved driveway, with space for a motor home or caravan. The property also benefits from a private, low maintenance rear garden. The bungalow is on the corner of Waterloo Road and Plantation Road, set back from the main road on a service road, conveniently located for both Poole and Broadstone.

- Spacious 2 double bedroom detached bungalow
- Generous double aspect lounge/dining room with attractive fireplace
- Well equipped dual aspect kitchen including a double oven, gas hob, integrated fridge and freezer
- Separate conservatory style utility room
- Block paved driveway for 2 cars and a caravan or motorhome leading to a double garage
- 2 double bedrooms, both with built in wardrobes
- Modern fully tiled shower room with walk in shower
- Generous corner plot setting with landscaped, walled front and side gardens
- Paved south east facing private low maintenance rear garden
- Gas central heating & double glazing

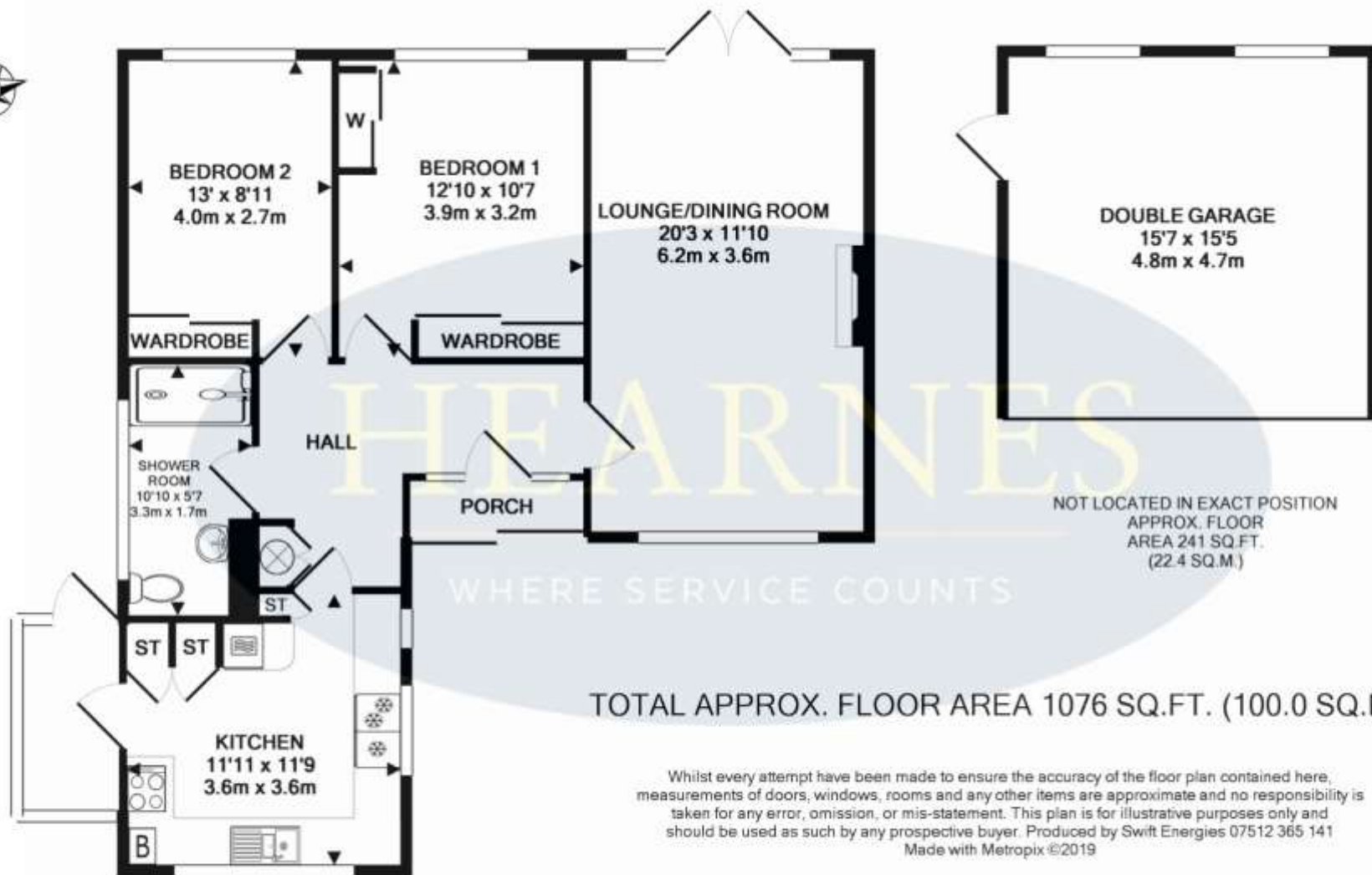
This lovely bungalow is located within 1.5 miles of Canford Heath Nature Reserve which offers beautiful walks over picturesque heathland, within ½ a mile of a new Lidl supermarket, ½ a mile from state of the art David Lloyd Leisure Centre and only 2 ½ miles from Poole Town Centre.

COUNCIL TAX BAND: C

EPC RATING: D

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 835 SQ.FT.  
(77.6 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE



