

Cromer Road, Poole, BH12



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What it's got.

Come and view this immaculately presented three/ four-bedroom home that is being offered CHAIN FREE in the heart of Branksome!

This property is so versatile and has the space for the whole family to enjoy, boasting approximately 1375 Sq.Ft. of accommodation. As you enter the property you are greeted by a large cloakroom, perfect for your storage needs. At the front of the home you have a cosy snug lounge, followed by a downstairs WC and a reception room / fourth bedroom with plenty of storage.

The kitchen diner is a modern, well-presented open plan space that has a bonus utility area. With patio doors that lead out onto the SOUTH FACING garden. In the garden, there is a large outbuilding that is currently utilised as storage but could be transformed into a home office.

Heading upstairs you have three well-proportioned bedrooms, including built in storage and a family bathroom. The driveway has so much potential if you're looking to add further curb appeal, currently paved with a front garden that has ample space for multiple cars.





What the owner says.

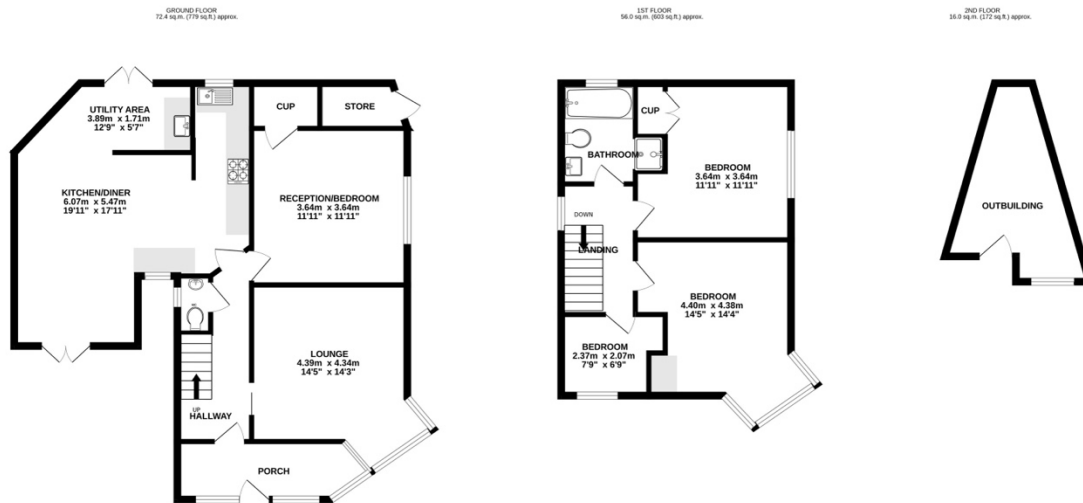
"We bought the property to help each other on to the property market and this house ticked all the boxes, great for families, great for commuting, great for access to shops and bars and restaurants. There were also so many options to renovate the property, building an office or studio in the garden, a open plan kitchen and diner. Life took a different course however and one of us got married 2 years later. We need to relocate to Hampshire for work, otherwise we would have stayed and grown our family here."



Where it is.

Cromer Road is within close proximity to Branksome mainline train station which is perfect for the commute to London and back. Also, Bishop Aldhelms school and Bourne Valley nature reserve is within a mile. Branksome Recreation Ground, bus services and a local shop are just a stone's throw away. The shops at John Lewis are within a 5-minute walk away through a short cut on Cromer Road.





TOTAL FLOOR AREA: 127.7 sq.m. (1375 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Technical bits.

- Chain Free
- 3/4 bedroom detached house
- Open plan kitchen/diner with utility room
- Off road parking for 3 cars
- Approx. 1375 Sq. Ft
- South facing garden
- Modern throughout
- Separate snug
- Outbuilding
- EPC – D / Council tax band - C

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