

FOR SALE



Horning Road, Branksome
£450,000

MARTIN&CO



Horning Road, Branksome

3 Bedrooms, 1 Bathroom

£450,000

- DETACHED FAMILY HOUSE
- THREE BEDROOMS
- LARGE GARDEN
- GARDEN ROOM/OFFICE
- TWO RECEPTION ROOMS

This charming three bedroom detached house is now available for sale in the sought-after area of Branksome, Poole. Boasting no forward chain, this property offers a spacious living space with a large enclosed rear garden, perfect for entertaining guests or enjoying some peace and quiet.

Located in a very popular location in Branksome, residents of this property will be just a stone's throw away from a retail park, providing convenient shopping opportunities whilst Coy Pond and Westbourne are nearby. Additionally, there is a good choice of schools and the nearby station offers a direct line to Waterloo, making commuting a breeze, and main bus routes are easily accessible for those who prefer public transportation. With off-road parking for two vehicles and outside space, this property is ideal for those looking for a peaceful retreat without sacrificing convenience. Don't miss out on the chance to view this delightful home - schedule a viewing today and see for yourself the potential it holds.

ENTRANCE HALL

LIVING ROOM

KITCHEN



DINING/STUDY/PLAYROOM

LANDING

MASTER BEDROOM AND TWO FURTHER
BEDROOMS

FAMILY BATHROOM

LARGE REAR GARDEN

SUMMERHOUSE

TWO PARKING SPACES

THE PROPERTY HAS PROFESSIONAL PLANS FOR
GROUND FLOOR EXTENSION WITH PLANNING
LAPSED

POTENTIAL FOR WC UNDER STAIRS





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		

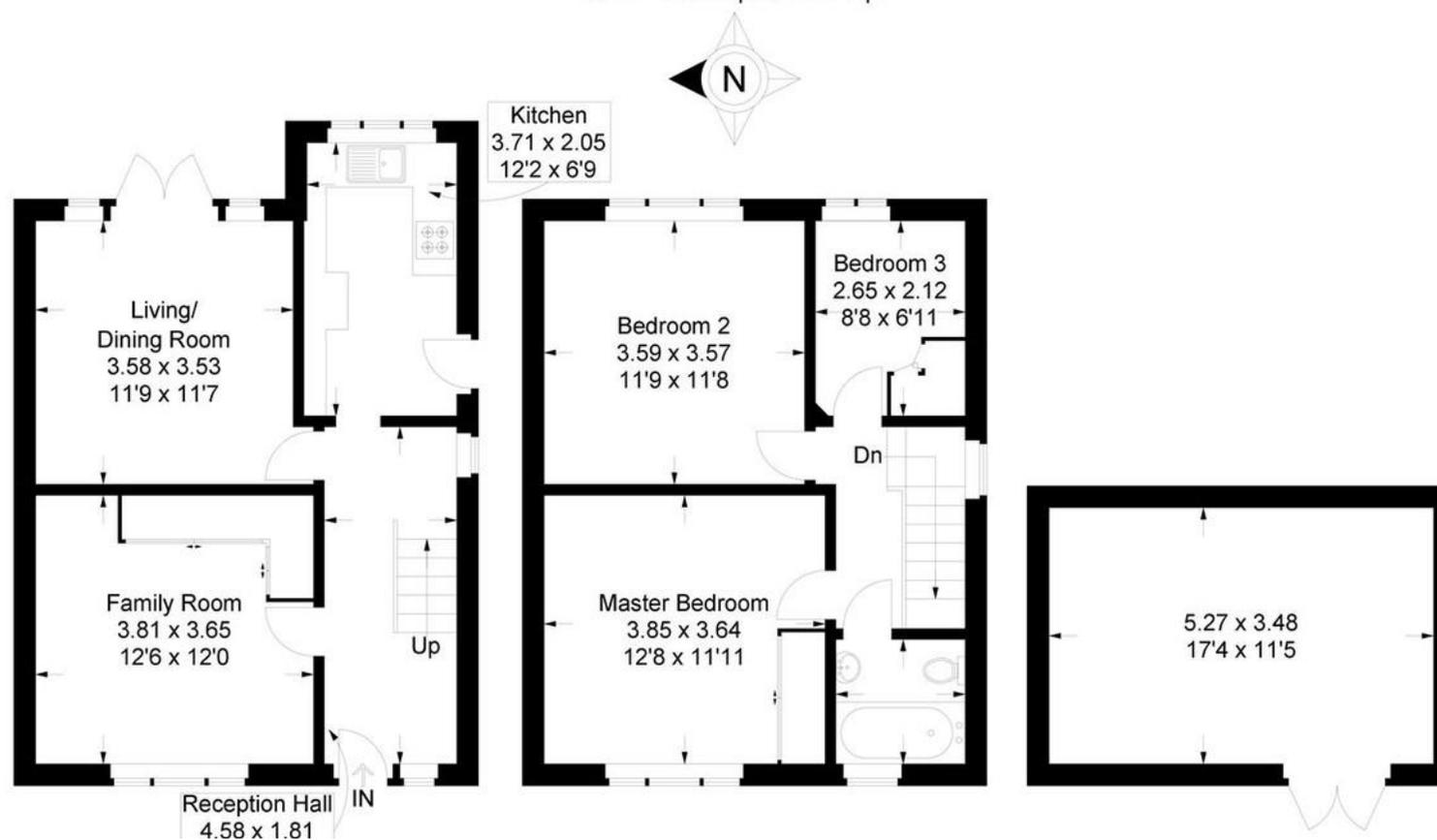


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Approximate Gross Internal Area = 88 sq m / 947 sq ft

Outbuilding = 18.6 sq m / 200 sq ft

Total = 106.6 sq m / 1147 sq ft



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Accuracy: 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 including but not limited to carpets, fixtures and fittings 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 to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.