PRINCESS ROAD, POOLE, BH12 1BG

Guide Price £350,000 - £375,000

NOBODY GETS OUT SOBER

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* No Forward Chain *

Tucked away down a driveway off Princess Road, close to Westbourne High Street, this modern semi-detached house is one of two unique homes. Constructed in 2017, it still benefits from the remaining 10-year building guarantee and is enhanced with solar panels for energy efficiency.

The interior features a spacious, open-plan dual aspect lounge, diner, and kitchen with hard flooring and inset lighting, making the most of its modern design. The kitchen is fitted with integrated appliances, including a dual oven, grill, extractor hood, induction hob, dishwasher, fridge-freezer, and washing machine. A breakfast bar neatly separates the kitchen area, providing an ideal place for a dining table. The lounge, situated at the rear, opens up to the low-maintenance garden through patio doors, further emphasizing the home's seamless indoor-outdoor flow. A convenient side gate offers access from the rear garden to the front of the property.

On the first floor there are two double bedrooms, with the second bedroom featuring fitted wardrobes and the master bedroom offering ample space for freestanding wardrobes. The family bathroom stands out with its modern suite, incorporating a washbasin and WC within a vanity unit, a panelled bath, cubicle shower, and a wall-mounted heated towel rail.

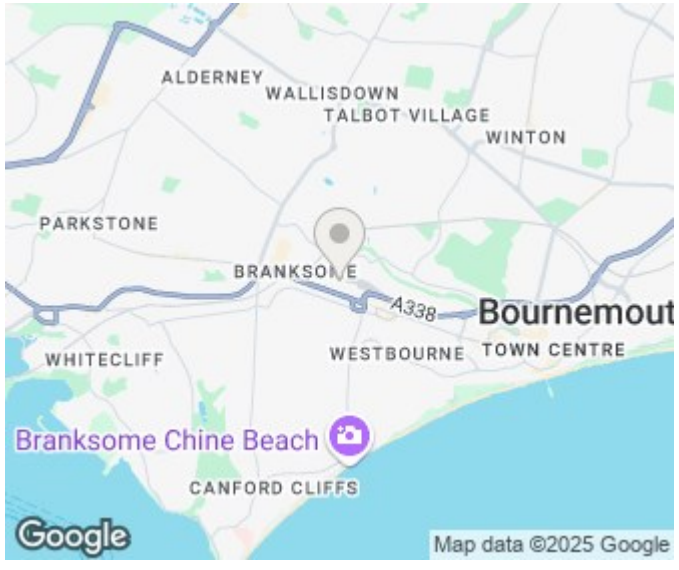
To the front the property offers an easy-maintenance garden and two parking spaces.

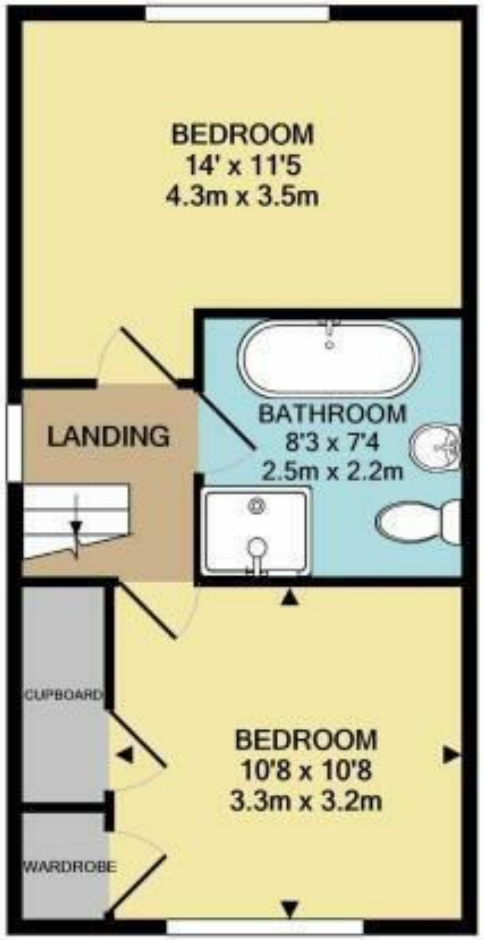
Council Tax Band: C
EPC: B
Tenure: Freehold

- Modern Semi Detached House
- Two Double Bedrooms
- Open Plan Living
- Fitted Appliances In The Kitchen
- Bathroom With Bath & Separate Shower
- Easy Maintenance Gardens
- Solar Panels
- Allocated Parking
- No Forward Chain
- Remainder of Building Warranty

Location

The property is close to Westbourne's shops, mix of bars, restaurants and cafes, with bus routes to Bournemouth and walks to Coy Pond. The location offers easy access to Branksome and Bournemouth's beaches with the large retail park just a short drive away. The Wessex Way provides road access for London commutes, and train services from Bournemouth, Branksome and Poole stations run direct into London.





GROUND FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 790 SQ.FT. (73.4 SQ.M.)

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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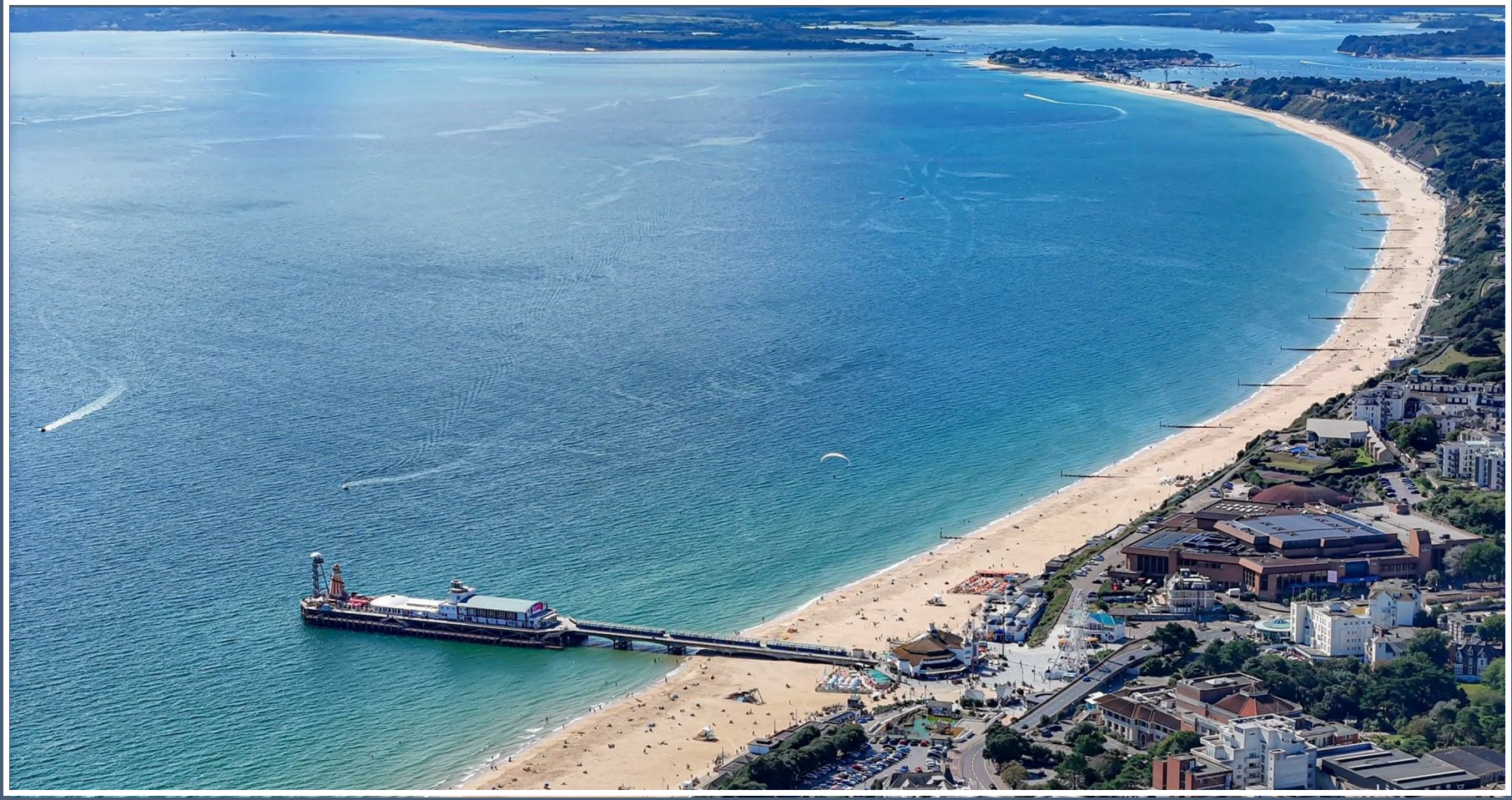

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