DANEHURST

ESTATE AGENTS



ASPEN GARDENS, POOLE, BH12 4DQ

Offers over £280,000



** Guide Price £280,000 - £300,000 **

** NO FORWARD CHAIN **

* Comes with one of the garages in the photo *

Situated in Aspen Gardens, Poole, BH12, this well presented three bedroom semi detached house is offered with no forward chain and provides an excellent opportunity for first time buyers, families or investors.

Upon entering the property, you are welcomed into a spacious reception hallway with stairs leading to the first floor. The ground floor accommodation comprises of a kitchen, downstairs W.C and a generous lounge diner with useful understairs storage. French doors lead out to the low maintenance rear garden, which includes a garden shed. There is also the added benefit of an internal access door leading directly into the garage and side gate access.

To the first floor, the accommodation comprises of three bedrooms, including two double bedrooms and a single bedroom, together with a family bathroom, an airing cupboard and loft hatch providing additional storage access.

Externally, the property benefits from a low maintenance rear garden. To the front, there is a driveway providing off road parking directly in front of the garage.

Further benefits include gas central heating and double glazing throughout.

Tenure: Freehold EPC Rating: C Council Tax Band:







- 3 Bed Semi-detached House
- Beautiful Condition
- Impressive Reception Room
- Large Kitchen
- Stylish Bathroom and Ground Floor WC
- Low Maintenance Garden
- Convenient Location
- Garage
- Off Road Parking
- Counncil Tax Band B EPC Rating C













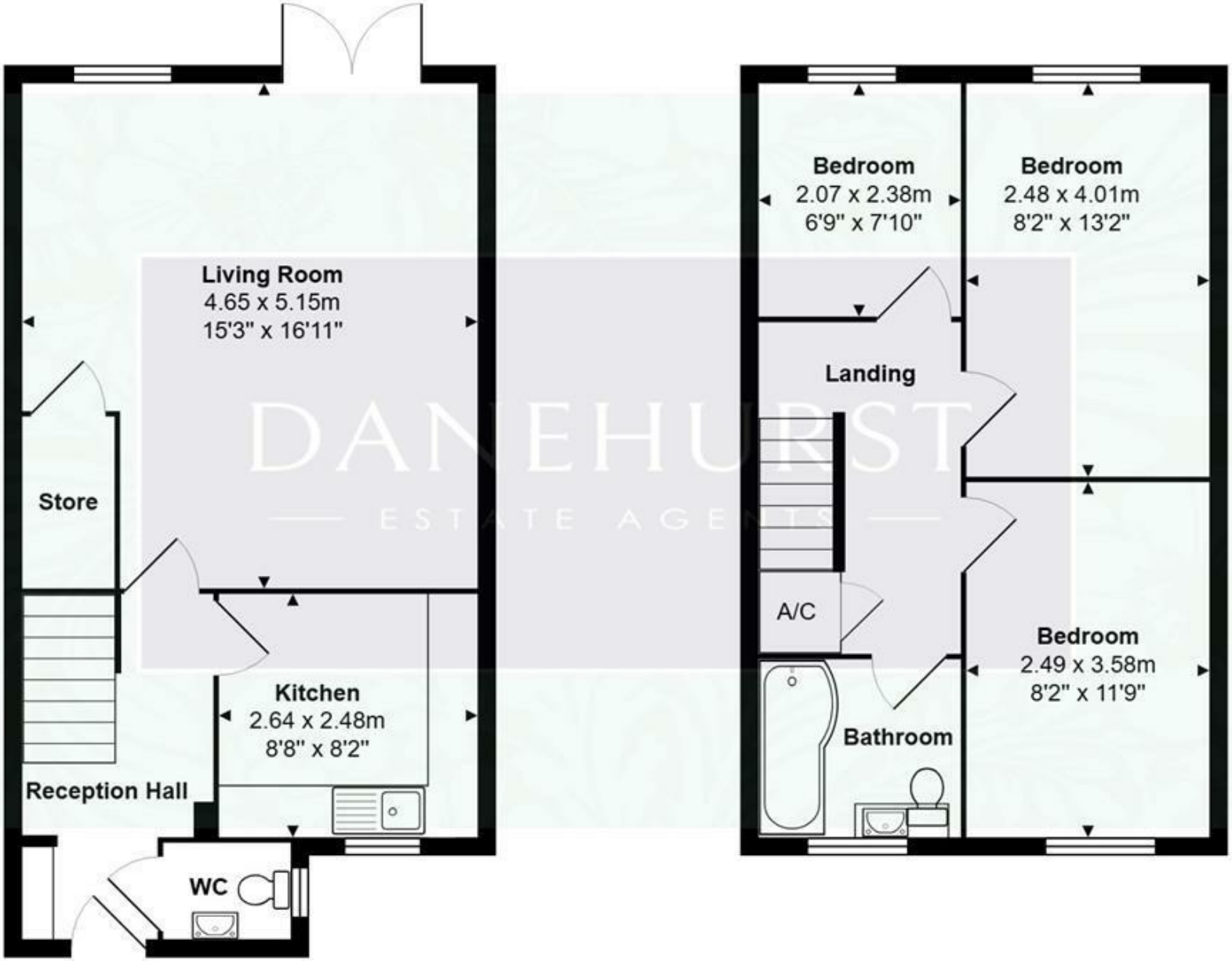


Location

Located in a popular and convenient residential area, which offers easy access to both Bournemouth and Poole, with a wide range of local shops, supermarkets and everyday amenities close by. The award winning beaches at Branksome Chine and Alum Chine are just a short drive away, while Alexandra Park and Branksome Recreation Ground provide excellent nearby green spaces.

The area is well served by highly regarded schools including St Aldhelm’s Academy, Bishop Aldhelm’s Primary, Livingstone Road Infant & Junior Schools and Poole and Parkstone Grammar Schools, making it ideal for families. Transport links are excellent, with Branksome and Parkstone stations providing direct services to London Waterloo and quick access to the A338 and M27 for commuters.





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Total Area: 74.1 m² ... 798 ft²





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