

FOR SALE



19 James Road, Branksome, Poole. BH12 1EA
Offers invited on £289,950.


MARTIN&CO

IDEAL DIY PROJECT

CUL-DE-SAC LOCATION

***CLOSE TO COY POND

ENTRANCE PORCH Wood and part glazed door, ceiling light point, tiled floor, half glazed door to:

ENTRANCE HALL Ceiling light point, radiator, ornate archway to dining room.

LOUNGE 13' 7" x 11' 2" (4.15m x 3.42m) Ceiling light point and two wall light points, Adam style fireplace with coal effect gas fire, Double glazed bay window, radiator.

DINING HALL 14' 4" x 13' 7" (4.37m x 4.14m) Ceiling light point, feature fireplace, door to airing cupboard, further small cupboard housing electric meter and fuse box. Stairs to first floor and picture window to front room.

KITCHEN 14' 3" x 10' 1" (4.34m x 3.07m) Two ceiling light points, range of base and wall mounted units, work surfaces, electric oven, gas hob with extractor fan over, tiled floor, radiator, double glazed door to side passage.



REAR LOBBY Ceiling light point, wall mounted Glow Worm gas boiler tiled floor, utility area with space and plumbing for washing machine.

BATHROOM Ceiling light point, bath, wash hand basin, low flush toilet, heated towel rail.

LANDING Stairs from the dining hall to first floor landing, ceiling light point, radiator, stairway to second floor bedroom.

BEDROOM 14' 4" x 10' 6" (4.37m x 3.2m) Ceiling light point, radiator, double glazed window.

BEDROOM 13' 4" x 7' 10" (4.06m x 2.39m) Ceiling light point, radiator, door to airing cupboard, Double glazed window, door to roof terrace.

SHOWER ROOM Shower with screen, sink unit and low flush toilet.

BEDROOM 10' 11" x 10' 10" (3.33m x 3.3m) Ceiling light point, two Velux style windows, radiator.

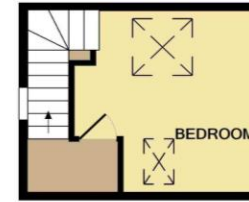
FRONT GARDEN Laid to concrete with off road parking for two cars, patio area with borders. Attached garage benefitting from light and power supply. Gate giving side access to side passage and rear garden, steps to lawn, outside water tap.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



1ST FLOOR



2ND FLOOR

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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.