

**44 Bourne Valley Road, Branksome,  
Poole, BH12 1DU**

**Price Guide:  
£300,000  
Freehold**



**\* NO FORWARD CHAIN \*** A character semi-detached house situated a short distance away from the extremely popular area of Westbourne with its excellent range of shops, cafes and restaurants. The well proportioned living accommodation comprise of an entrance hallway, lounge, separate dining room, galley style kitchen with a utility area to the rear, two double bedrooms and a very spacious bathroom. Whilst there is UPVC double glazing and gas heaters (where specified) the property does require complete modernising throughout. There are front and rear gardens and we feel the property would make an ideal refurbishment project.

**LOCATION NOTE** Situated close by is the very popular area of Westbourne, Branksome Recreation Ground, a main line London railway station and Coy Pond Gardens. Bournemouth town centre and local beaches are approximately a 10/15 minute drive away.

**PORCH** With archway and tiled floor leads up to UPVC part double glazed opaque door and into the:

**ENTRANCE HALLWAY** 'L' shaped with coved and papered ceiling, UPVC double glazed opaque window to the side aspect, electric consumer unit, wall mounted gas heater, stairs give access to the first floor landing and accommodation, understairs storage area plus storage cupboard, two wall lights, fitted cabinet with glass fronted doors to the top and sliding doors below, shelving, telephone point, doors lead off to:

**LOUNGE** 13' 6" into bay x 12' into recess (4.11m x 3.66m) Coved and papered ceiling, light point, UPVC double glazed bay window to front, stone built fireplace with electric fire, marble top and shelving to the side, four wall lights.

**SEPARATE DINING ROOM** 12' x 11' 1" into recess (3.66m x 3.38m) Papered ceiling, picture rail, light point, UPVC double glazed window, electric fire with hearth and mantel surround, two TV points, door leads through to:

**GALLEY STYLE KITCHEN** 11' 10" x 5' 5" (3.61m x 1.65m) Comprising a range of coloured wall and base units with four drawers, square edge worksurface with stainless steel drainer sink to the side with mixer tap, UPVC double glazed window, space for free standing appliances to include washing machine and gas cooker, part tiled walls, papered and coved ceiling, strip light, electric heater, return sliding door to the hallway, tiled floor and to the other end a sliding door leads through to the:

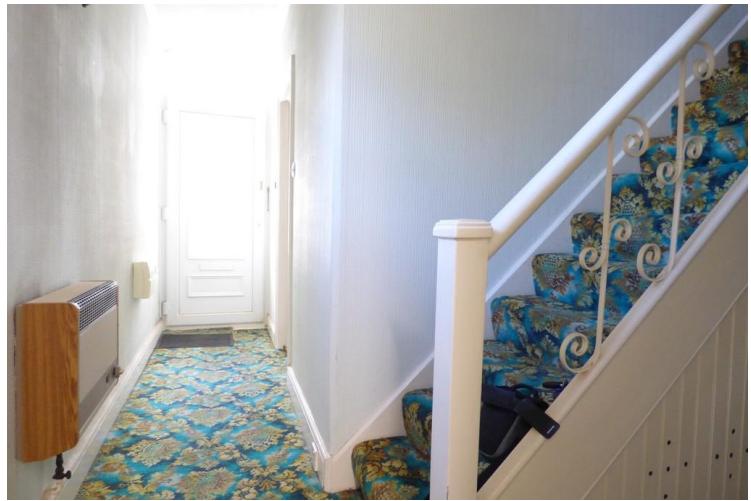
**UTILITY AREA** 8' x 6' 7" (2.44m x 2.01m) Sloping ceiling, strip light, double glazed window and door to one side and to the other side there is a aluminium framed sliding patio door with matching panels above leading out onto a small courtyard style area with external storage cupboards, Drayton Lifestyle central heating and hot water control panel.

**FROM THE RECEPTION HALL, STAIRS GIVE ACCESS TO:**

**FIRST FLOOR LANDING** Papered and coved ceiling, smoke detector, loft access hatch providing roof storage space, wall mounted light and gas heater, doors then lead off to:

**BEDROOM 1** 15' 5" into recess x 12' (4.7m x 3.66m) Coved and papered ceiling, light point, two UPVC double glazed windows, electric fire mounted on a tiled hearth, mantel above, telephone point.

**BEDROOM 2** 12' 2" x 10' 5" into recess (3.71m x 3.18m) Papered ceiling, four wall lights, UPVC double glazed window to the rear aspect, gas fire mounted on a tiled hearth with matching back and mantel above and shelf to the centre.



**BATHROOM** 12' 1" into door recess x 5' 7" (3.68m x 1.7m) A large bathroom comprising a coloured three piece suite to include panel enclosed bath with pillar taps, shower attachment, glass shower screen, pedestal wash hand basin with pillar taps, low flush push button WC, tiled walls, UPVC double glazed opaque window, airing cupboard housing the hot water tank, slatted shelving above for linen storage, electric heater, papered ceiling, light point.

**OUTSIDE - FRONT** To the centre of the front garden there is a fishpond and a selection of mature plants and shrubbery. A pathway leads up to the house and continues down the side and steps take you up to:

**OUTSIDE - REAR** There is a raised lawned area with some mature hedging, plants and shrubbery throughout.

**AGENTS' NOTE** Please be aware that these details have not been verified in the usual manner by the seller. We would suggest you verify the information contained within them with your solicitor prior to purchase. There is a potential building plot being marketed at the rear of the garden which would be accessed from James Road. Any potential purchasers for the house must take in to consideration that part of the garden may be severed off.

**COUNCIL TAX BAND 'C'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** 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. 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 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.

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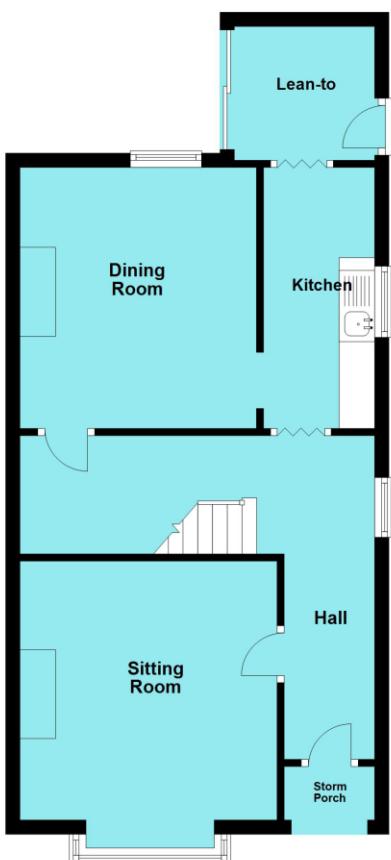
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





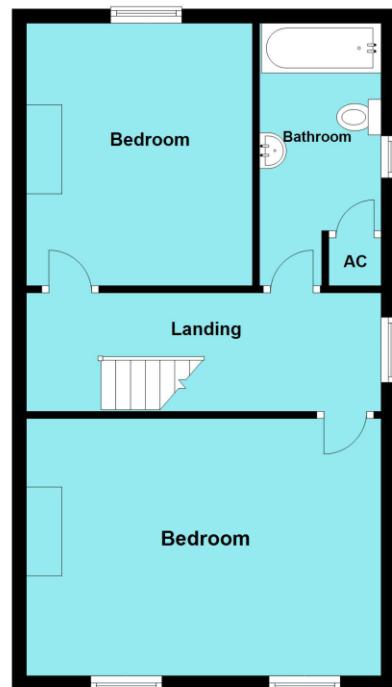
### Ground Floor

Approx. 49.9 sq. metres (537.5 sq. feet)



### First Floor

Approx. 45.7 sq. metres (491.7 sq. feet)



Total area: approx. 95.6 sq. metres (1029.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or missstatement. 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

Plan produced using PlanUp.

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