

**19 James Road, Branksome, Poole,
BH12 1EA**

**£325,000
Freehold**



A three bedroom end of terrace house situated at the end of a small cul de sac within a popular and established residential area. The property offers deceptively spacious and versatile accommodation arranged over three floors and comprises porch, hallway, family room, sitting room, kitchen/dining room, utility, three bedrooms and two bathrooms. The house is now in need of some work being an unfinished project and offers a potential buyer considerable scope for improvement/reconfiguration. The property also benefits from a good size rear garden, driveway and integral garage.

APPROACH Via a paved footpath to a

FULLY ENCLOSED PORCH Tiled floor, half glazed UPVC door opens into:

ENTRANCE HALL Laminate floor

FAMILY ROOM 13' 9" x 11' 2" (4.19m x 3.4m) UPVC double glazed front aspect window, radiator, ornamental fireplace with raised hearth and inset gas fire, internal window looking through to sitting room

SITTING ROOM 14' 5" x 11' 7" (4.39m x 3.53m) Staircase to first floor, laminate flooring, open fireplace with raised tiled hearth and inset wood burner, radiator, UPVC double glazed side aspect window, built in full height storage cupboard, archway through to:

KITCHEN/DINING ROOM Fitted with a range of units comprising base and wall mounted drawers and cupboards with complementary work surface areas, one and a half bowl sink unit with chrome swan neck mixer tap, space and plumbing for dishwasher, built in stainless steel electric oven with four ring gas hob, space for free standing fridge/freezer, space for family dining table, tiled floor, radiator, double glazed side aspect window with UPVC glazed door giving access to the side. A door from the kitchen leads into a rear vestibule and utility room

REAR VESTIBULE Wall mounted Glow Worm gas fired central heating boiler, tiled floor

UTILITY ROOM Radiator, side and rear aspect windows, space and plumbing for automatic washing machine and tumble dryer

BATHROOM Comprising panel enclosed bath, wall mounted electric shower with rail and curtain, low flush WC, pedestal wash hand basin, UPVC double glazed rear aspect window, chrome ladder style heated towel rail

FIRST FLOOR LANDING Laminate flooring, radiator

BEDROOM 1 14' 4" x 11' 2" narrowing to 10' 5" (4.37m x 3.4m) UPVC double glazed front aspect window, radiator, exposed original wooden floorboards

BEDROOM 2 13' 4" x 7' 10" (4.06m x 2.39m) UPVC double glazed rear aspect window, radiator, built in full height airing cupboard with hot water cylinder and hanging rail

FROM THE FIRST FLOOR LANDING, STAIRS LEAD TO A HALF LANDING:

BATHROOM Fully tiled double shower enclosure with mains shower, low flush WC, pedestal wash hand basin, obscure glazed UPVC side aspect window, ladder style heated towel rail



SECOND FLOOR LANDING UPVC double glazed side aspect window

BEDROOM 3 10' 11" x 9' 4" (3.33m x 2.84m) Partially built into the eaves double aspect room with two Velux windows, radiator

OUTSIDE - REAR From the back of the house steps lead up to a main area of level garden which comprises of an area of lawn edged with uncultivated borders. A paved footpath leads to the rear of the garden where there is a paved patio area and a large WORKSHOP measuring 15' 10" x 8' 1" which has power and light. A concrete pathway extends down one of the property where there is a wooden latch door which gives access to the rear of the attached single garage. A wooden gate gives access to the front driveway.

OUTSIDE - FRONT To the front of the property is a concrete driveway providing off road parking for two cars and gives access to the ATTACHED SINGLE GARAGE. A paved footpath leads to the front door.

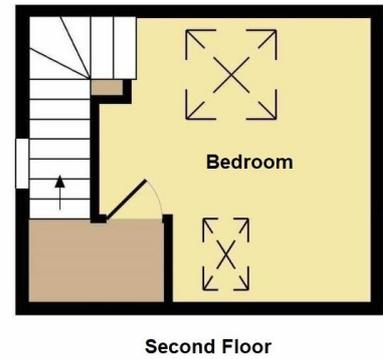
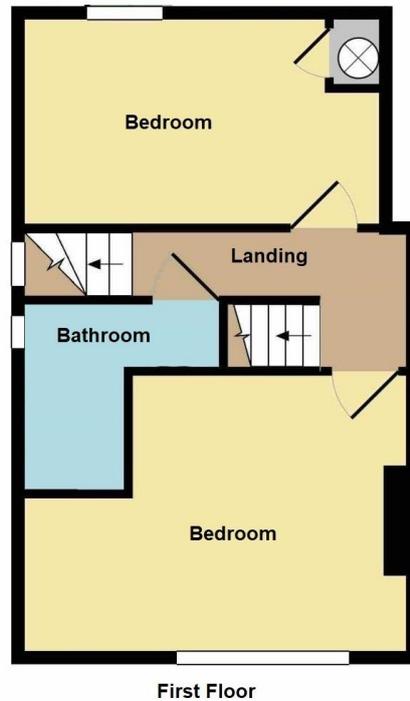
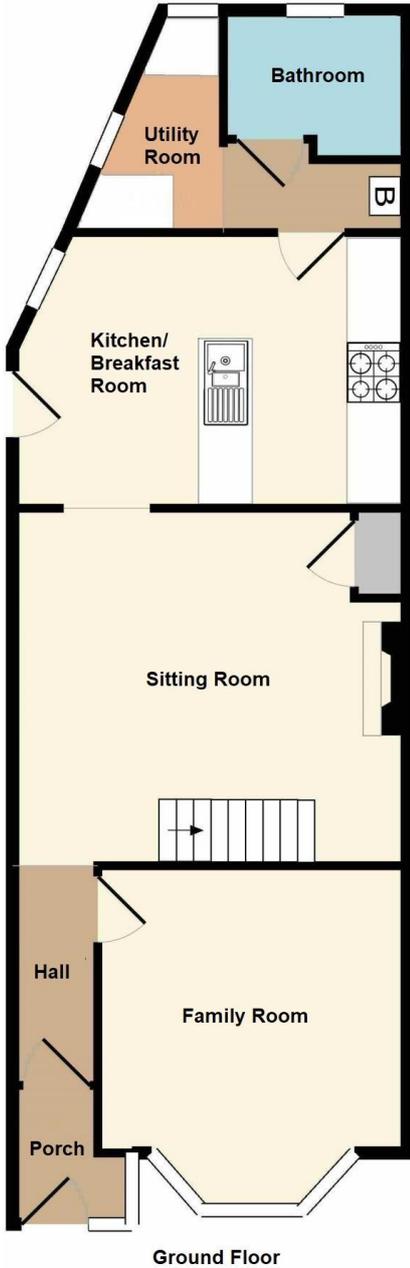
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Ref: 15125



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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 & Wales		EU Directive 2002/91/EC	



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