

FOR SALE



Herbert Avenue, Poole
Asking Price Of £375,000


MARTIN & CO



Herbert Avenue, Poole

3 Bedroom, 2 Bathroom

Asking Price Of £375,000

- DETACHED BUNGALOW
- FRENCH DOORS TO GARDEN
- COVERED WW2 BOMB SHELTER
- PARKING FOR 3 CARS
- CLOSE TO OUTSTANDING SCHOOLS
- ZEN GARDEN WITH POND & BRIDGE

A remarkable property offering a harmonious blend of modern amenities and historical intrigue.

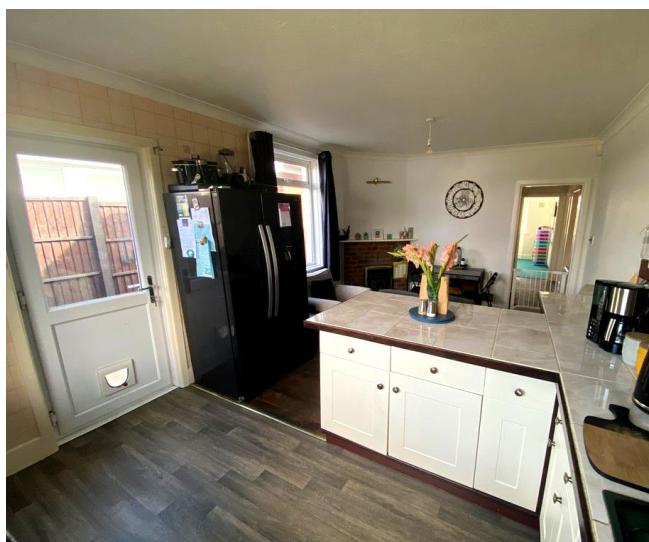
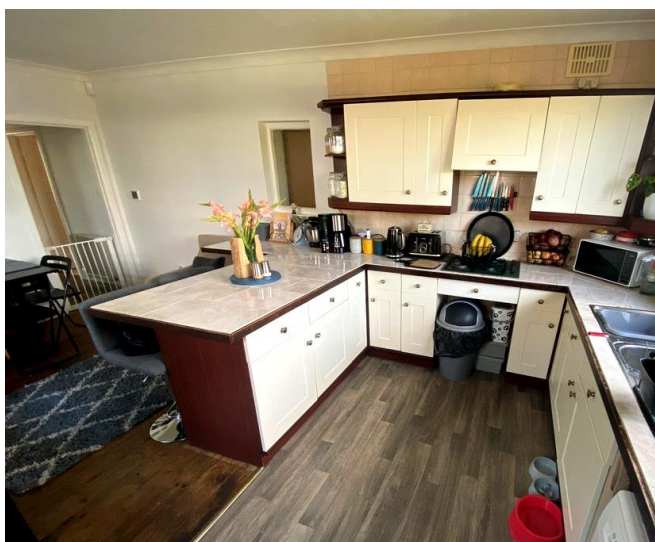
This attractive three-bedroom detached bungalow nestled in the sought-after in Poole area, is just a brief drive from Bourne Valley Nature Reserve.

The interior of the residence offers three generously proportioned bedrooms and two bathrooms, including a master bedroom boasting with its own en-suite shower room.

The heart of the home is a refurbished open-plan kitchen and dining room equipped with modern appliances and ample storage space.

The spacious living room is connected to a well maintained zen garden graced with a serene goldfish pond and an attractive bridge.

To the rear of the garden there is a covered decked patio area providing an ideal setting for hosting barbecue gatherings.



Within this space lies an intriguing historical relic—an authentic World War II bomb shelter, a captivating testament to the property's unique character.

The property also offers a spacious front driveway capable to accommodating up to three vehicles - an undeniable asset.

Further highlights of this home is the proximity to outstanding schools, making it an ideal choice for families seeking exceptional educational opportunities.

In summary, this impressive bungalow effortlessly links contemporary comfort with historical charm, all within a highly desirable location in Poole.

To explore this exceptional property and discover the epitome of refined living, we invite you to contact us today to arrange a viewing. Your dream home awaits.

Sizes:

Entrance Hallway

Lounge 15' 0" x 10' 10" (4.58m x 3.32m)

Kitchen/Diner 18' 10" x 11' 4" (5.76m x 3.46m)

Bathroom 6' 11" x 6' 5" (2.11m x 1.96m)

Bedroom (1) 12' 10" x 11' 4" (3.92m x 3.46m)

Bedroom (2) 16' 0" x 9' 1" (4.89m x 2.77m)

Ensuite Shower 6' 11" x 3' 10" (2.12m x 1.19m)

Bedroom (3) 11' 5" x 11' 5" (3.50m x 3.49m)

Garden

Parking

Tenure - Freehold

Council Tax Band C

EPC D

No Chain



Distances:

- 20 mts to St. Joseph Catholic Primary School
- 900 mts to Shopping Park
- 1.3 km to Branksome Train Station
- 1.3 km to Talbot Heath Nature Reserve
- 1.5 km Bournemouth University Talbot Campus
- 4.2 km to Beach and Bournemouth Pier
- 6.0 km to Poole Ferry Terminal
- 7.5 km to Bournemouth International Airport

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

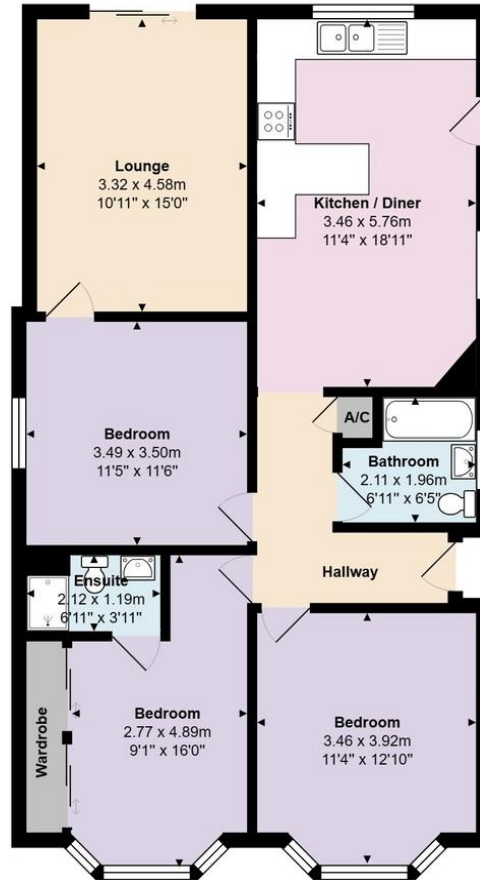
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 91.0 m² ... 980 ft²
 All measurements are approximate and for display purposes only



Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
 T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



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.



