

FOR SALE



Cerne Abbas, 46 The Avenue
£815,000

MARTIN & CO

Cerne Abbas, 46 The Avenue
Branksome Park, Poole
£815,000



- Branksome Park
- Council Tax Band G £3413.73 PA
- Four Double Bedrooms
- Large Balcony & Terrace
- Gated Development
- Two Bathrooms
- Four Storey Town House
- Two Receptions



Cerne Abbas is an exclusive development of Georgian style townhouses set in a gated development, originally constructed by one of the area's leading developers. It benefits from a wonderful location on the site of what was formerly one of the area's grandest homes, barely more than half a mile from the beach at Branksome Chine. There are beautiful communal grounds in the centre of the development over which this superb home has an especially picturesque view.

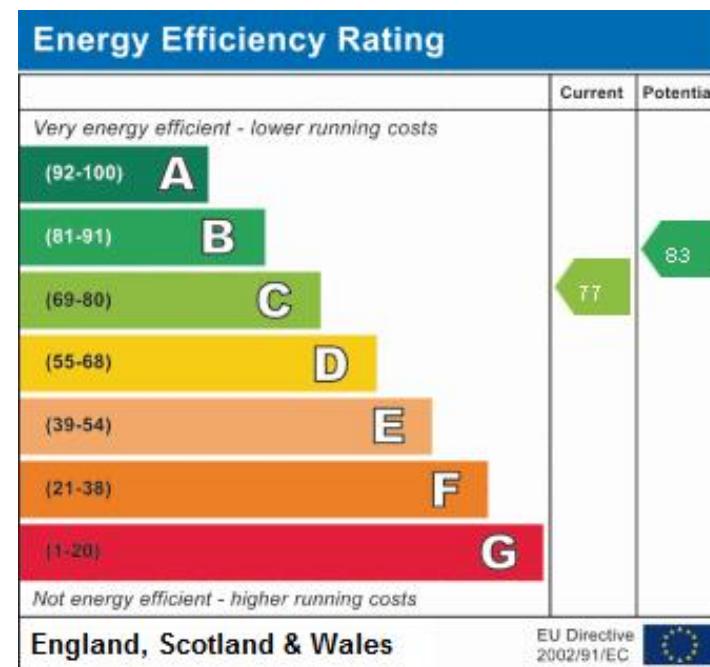
One of the larger designed Town houses benefitting from four double bedrooms, two bathrooms, two reception rooms and a large balcony and patio terrace both overlooking the manicured communal gardens.

On entering the property there is a spacious entrance hall with downstairs Cloakroom, kitchen dining room with modern fitted eye and base units ample work tops and some integrated appliances, a small set of steps give access to the living room with doors leading onto the patio terrace overlooking the communal gardens. The lower ground floor has a utility room with space for a washing machine and dryer with a side door to the driveway, the double garage is currently being used as a well-equipped home gym.



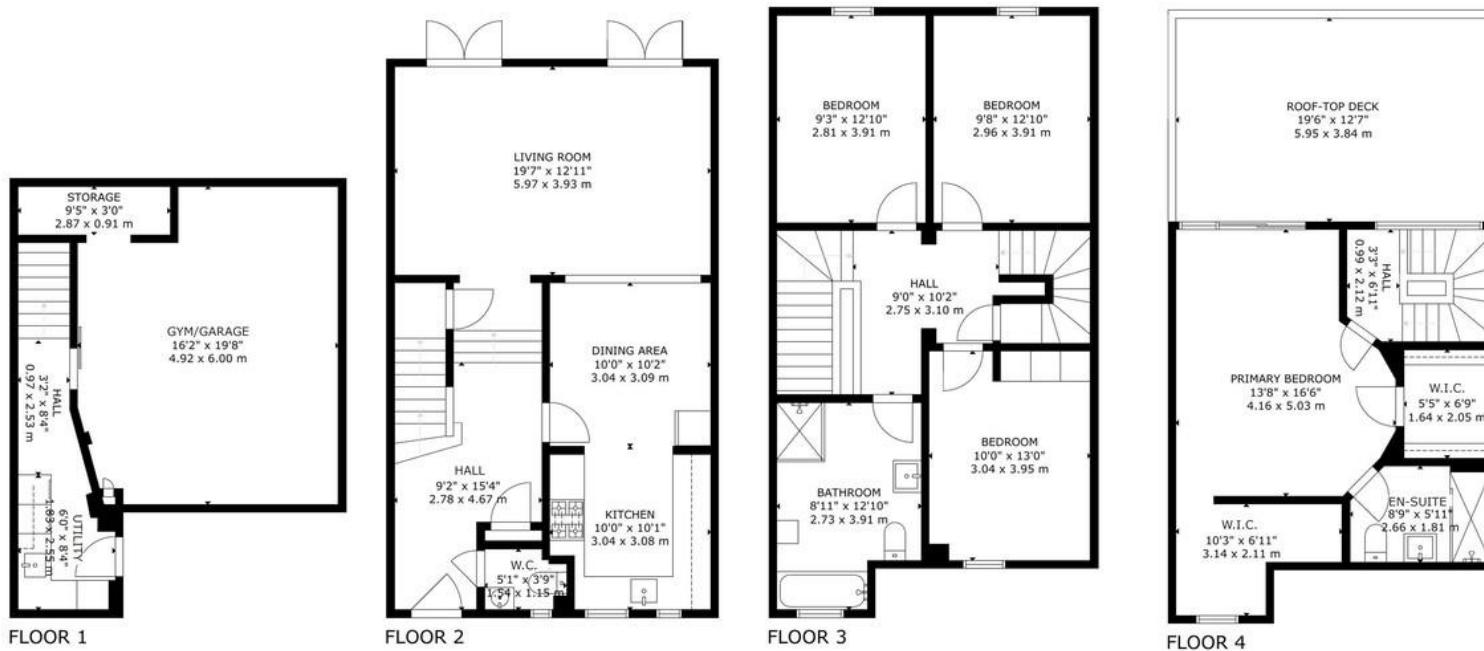
The first floor has three well-proportioned double bedrooms and a good-sized full family bathroom suite, the top floor houses the master bedroom suite with his and hers walk in wardrobes, ensuite shower room, great size master bedroom with doors to a large sun terrace overlooking the grounds.

Gated development, garage and drive, intercom, gas fired central heating and double glazing, internal viewing recommended.



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GROSS INTERNAL AREA
 TOTAL: 202 m²/2,182 sq ft
 FLOOR 1: 40 m²/430 sq ft, FLOOR 2: 61 m²/659 sq ft
 FLOOR 3: 62 m²/672 sq ft, FLOOR 4: 39 m²/421 sq ft
 EXCLUDED AREAS: ROOFTOP-DECK: 23 m²/246 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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