



## James Road, Branksome, Poole BH12 1EA

Situated within a popular cul-de-sac with similar properties around lies this end of terrace family home. The accommodation is set over three floors to include, two reception rooms, kitchen/breakfast room, two double bedrooms and a loft room. Whilst there is UPVC double glazing (including new windows) and a new boiler and central heating system, the house does require some modernisation being an unfinished project. Outside there is off road parking, a garage and a sunny aspect rear garden.

**EPC: 45 Council Tax Band: B Price: £335,000 Freehold**

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## Key Features

- END OF TERRACE WITHIN NO THROUGH ROAD REQUIRING MODERNISATION
- ENTRANCE HALLWAY
- FRONT RECEPTION ROOM/SNUG
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR BATHROOM/ UTILITY AREA & FIRST FLOOR SHOWER ROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING (APPROX. ONE YEAR OLD)
- TWO BEDROOMS PLUS LOFT ROOM
- OFF ROAD PARKING & GARAGE
- SUNNY ASPECT REAR GARDEN

## The Property

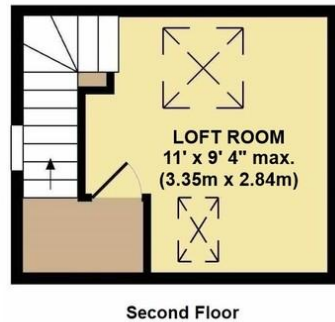
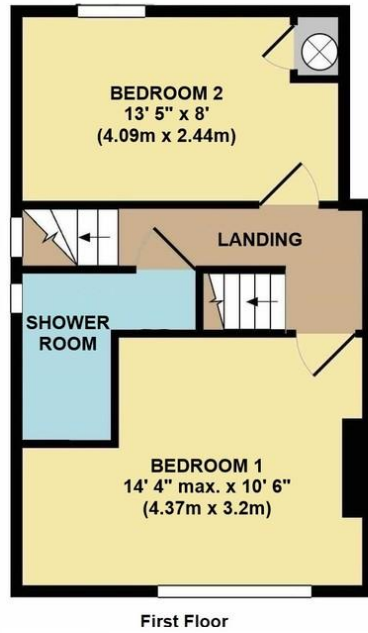
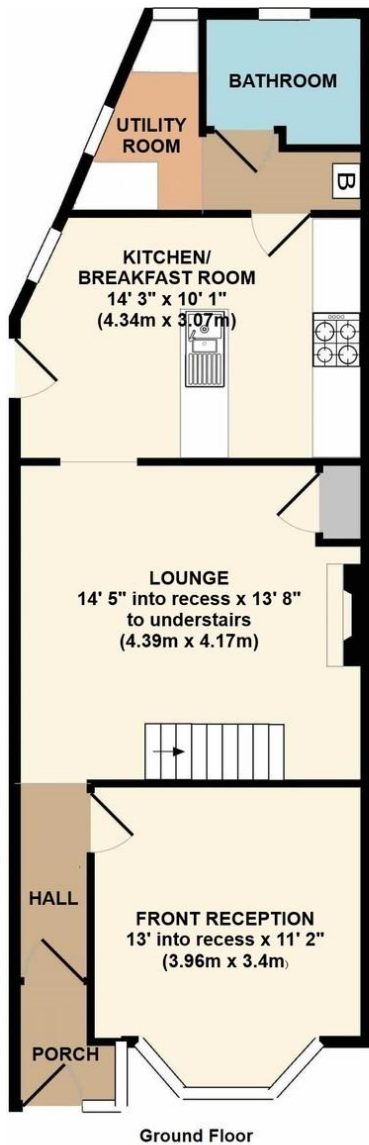
There is a new composite front entrance door leading into the porch and a UPVC double glazed door then leads in to the hallway. To the front there is a cosy reception room/snug with a bay window and the hallway leads into what is currently the lounge or separate dining room. Located behind is the kitchen/breakfast room with a door providing access to the outside and from here you will find the ground floor bathroom and utility area with the new boiler.

On the first floor there are two double bedrooms serviced by a shower room and stairs give

access to the loft room which is currently being used as bedroom three.

Outside to the front there is off road parking for two cars leading to a garage and the rear garden enjoys a sunny westerly aspect.

The house is situated within a popular and convenient location and it represents an ideal refurbishment project for potential buyers who are looking to place their own touch on their family home.



| 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 |           |
| <small>WWW.EPC4U.COM</small>                |   |                         |           |

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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