

**44 Gordon Road, Branksome, Poole,  
Dorset, BH12 1EB**

**Offers In  
Excess of  
£365,000  
Freehold**



**\* NO FORWARD CHAIN \* A charming, character, semi-detached home situated within a superb location close to Westbourne, Coy Pond, Bournemouth Town Centre and Gardens. The well proportioned living accommodation comprises an entrance hallway, approximately 24' lounge/dining room with feature open working fireplaces, kitchen, additional rear reception room, wet room, utility, two double bedrooms and bathroom. There is gas central heating, sash windows, off road parking, garage (storage) and a good size sunny southerly aspect rear garden.**

**LOCATION NOTE** This impressive house lies within an extremely popular and sought after location close to Westbourne with its selection of fashionable bars, bistros and shops and the centre of Bournemouth, along with Coy Pond and Bournemouth Gardens. There is a mainline London Railway Station in Branksome and a short drive away there is a Tesco's Supermarket and local beaches.

**SIDE WOODEN DOOR** Leads through into:

**ENTRANCE HALLWAY** Smooth set ceiling, light point, smoke detector, picture rail, understairs storage area, single glazed timber framed sash window, radiator, stairs give access to first floor accommodation, door then leads through to the:

**LOUNGE/DINING ROOM** 23' 7" x 11' 6" max. measurements (7.19m x 3.51m)

Lounge Area - Smooth set ceiling, light point, timber framed single glazed sash window to front aspect, radiator, open working fireplace with marble hearth, tiled inlay and mantel surround, exposed wooden floor boards, archway leads through to the:

Dining Area - Smooth set ceiling, light point, open working fireplace, space for table and chairs, continuation of the exposed wooden flooring, door leads through to the additional reception room, archway leads through to the:

**KITCHEN** 8' 8" x 6' 6" (2.64m x 1.98m) Comprising wall and base units to include single drawer solid wooden square edge worksurface incorporating scratch resistant one and a half bowl drainer sink with mixer tap, integrated four ring gas hob, oven and grill below, wine rack to the side, part tiled walls, UPVC double glazed window to side aspect, tiled floor, smooth set ceiling, light point, UPVC double glazed window overlooking rear reception room.

**REAR RECEPTION ROOM** 12' 4" x 11' 2" (3.76m x 3.4m) Smooth set ceiling, skylight with Velux double glazed window, two light points, UPVC double glazed window to rear aspect, TV/cable point (subject to any necessary subscription), double panelled radiator, UPVC double glazed window to side, double glazed door leading out onto front and rear gardens, exposed wooden floor boards, door leads through to the ground floor wet room and utility.

**GROUND FLOOR WET ROOM** Sloping ceiling, light point, tiled walls, wall mounted wash hand basin, low flush push button WC, mains operated shower, extractor fan, bi-folding door leads through to the:

**UTILITY CUPBOARD** Housing the Worcester gas combination boiler, square edge worksurface with space for washing machine under, sloping smooth set ceiling, wall mounted light point and extractor fan, UPVC double glazed window.

**FROM THE ENTRANCE HALLWAY, STAIRS GIVE ACCESS TO:**

**FIRST FLOOR LANDING** Smooth set ceiling, light point, loft access hatch, smoke detector, picture rail, timber framed single glazed sash window to front aspect, doors lead off to:

**BEDROOM 1** 11' 6" into recess x 11' 2" into bay (3.51m x 3.4m) Smooth set ceiling, light point, timber framed single glazed sash window to front aspect, radiator below.



**BEDROOM 2** 11' 7" x 10' 7" into recess (3.53m x 3.23m) Smooth set ceiling, light point, picture rail, timber framed single glazed sash window to rear aspect, radiator below, storage cupboard built into the chimney recess.

**BATHROOM** 7' 5" x 6' 7" (2.26m x 2.01m) Comprising a free standing roll top claw foot bath, low flush WC, pedestal wash hand basin with mixer tap, timber framed single glazed sash window to the rear aspect, part tiled walls, radiator, coved and smooth set ceiling, light point, tiled floor.

**OUTSIDE - FRONT** There is an area of hardstanding for off road parking and to the side there is an outbuilding for storage. This then leads up to a wrought iron gate and to one side there is a raised decking area and to the other side there is a section laid out with patio slabs with a selection of mature plants and shrubbery. A wooden latch gate then leads down the side and into the rear garden.

**OUTSIDE - REAR** There is a good size sunny southerly aspect rear garden laid out into three sections with a garage located at the bottom which is currently being converted into a studio/home office. Steps from here lead up to a patio area with external lighting/seating and additional steps lead up to the remainder of the garden where there is a section laid to lawn, an area with stone chippings and two fishponds. There is a further patio area to the rear suitable for outside dining/garden furniture, two storage sheds and a selection of mature plants, trees and shrubbery.

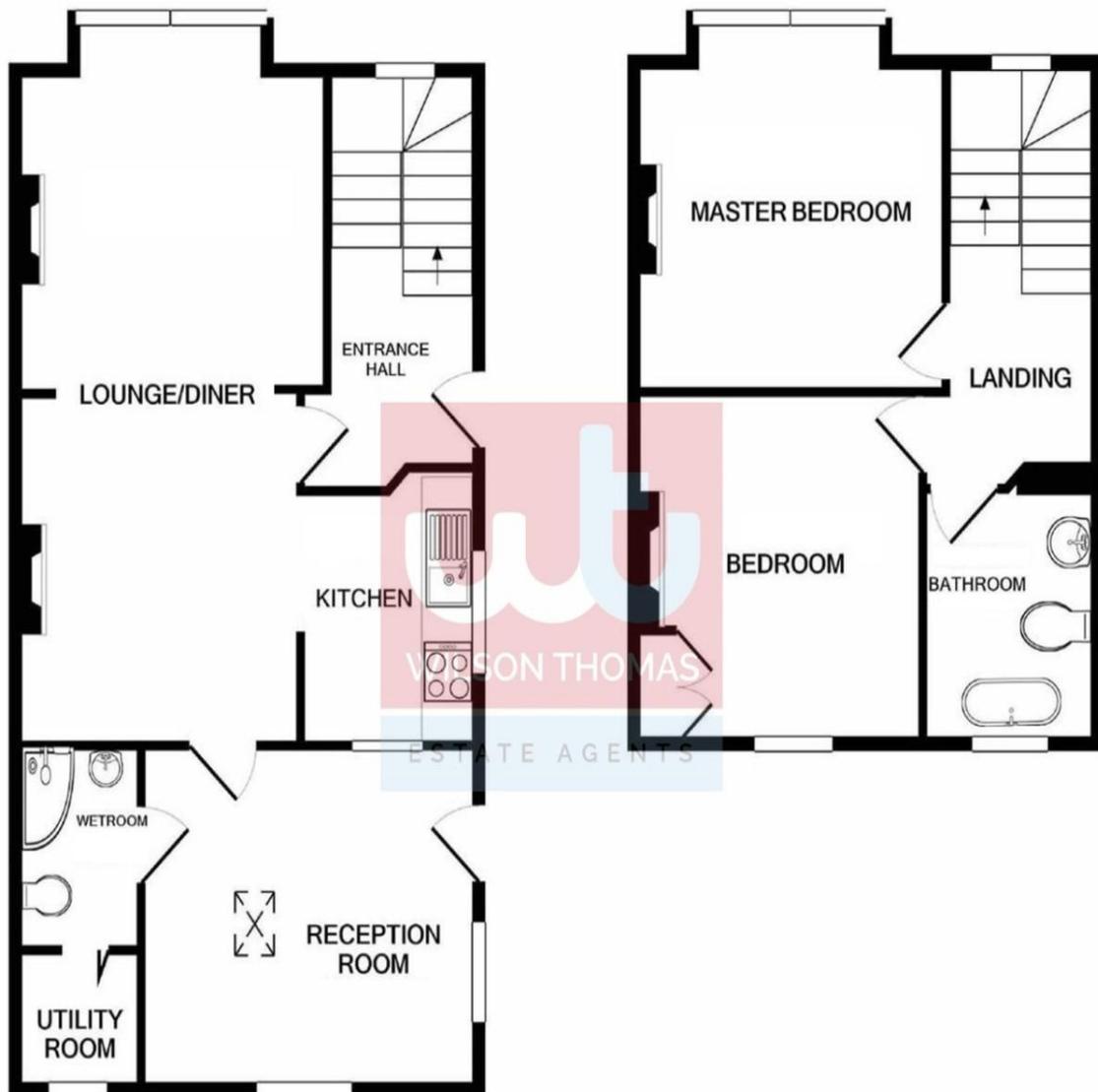
**COUNCIL TAX BAND 'C'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**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.

Ref: 14149



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>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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