



BRIDGEWATER ROAD  
POOLE, BH12 2JL



# GUIDE PRICE £300,000

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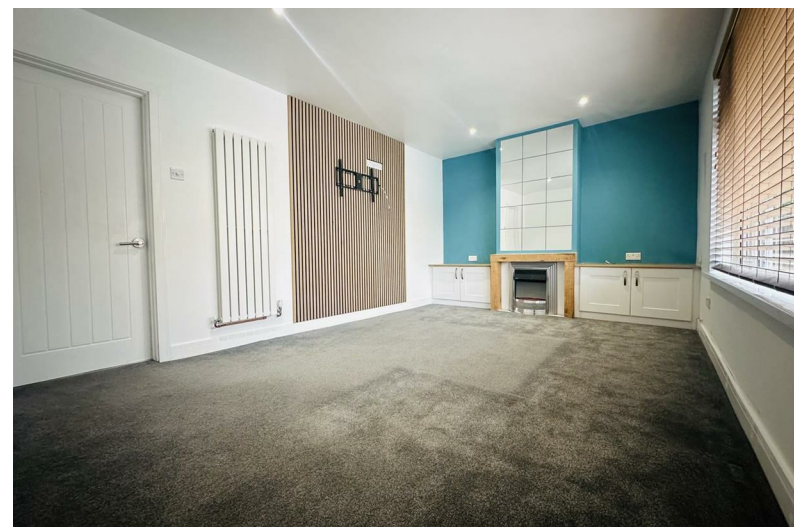
- Semi-detached family home
- Owned solar panels
- 3 bedrooms
- Modern ground floor family bathroom
- Good size sitting room
- Modern kitchen & dining room
- Garage & off road parking
- Private rear garden
- Within easy reach of amenities
- Good transport links

This three-bedroom semi-detached family home is ideally situated, providing easy access to local amenities and transport links, making it an excellent choice for families and commuters alike.

Upon entering, you are welcomed into a spacious lounge that serves as a perfect gathering space for family and friends. The modern kitchen, thoughtfully designed, flows seamlessly into the adjoining dining room, creating an inviting atmosphere for entertaining. The stylish ground floor family bathroom adds to the home's appeal, ensuring practicality for everyday living.

The property boasts three well-proportioned bedrooms, providing ample space for family members or guests. Outside, you will find a private rear garden, ideal for enjoying sunny afternoons or hosting barbecues. Additionally, the property features parking and a garage, offering convenience and security for your vehicles.

Notably, this home is equipped with solar panels, contributing to energy efficiency and



reducing utility costs. A large outbuilding or storeroom further enhances the property's functionality, providing extra space for storage or potential use as a workshop.

This semi-detached family home is a wonderful opportunity for those seeking a comfortable and modern living space in a vibrant community. With its appealing features and prime location, it is sure to attract interest from prospective buyers.

#### Additional Information

Agents Note: Edwards have been informed there is no paperwork for the Solar Panels as they were installed prior to the current vendor purchasing the property.

Energy Performance Rating: C

Council Tax Band: D

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years:

Conservation area: No

Listed building: No

Tree Preservation Order: No

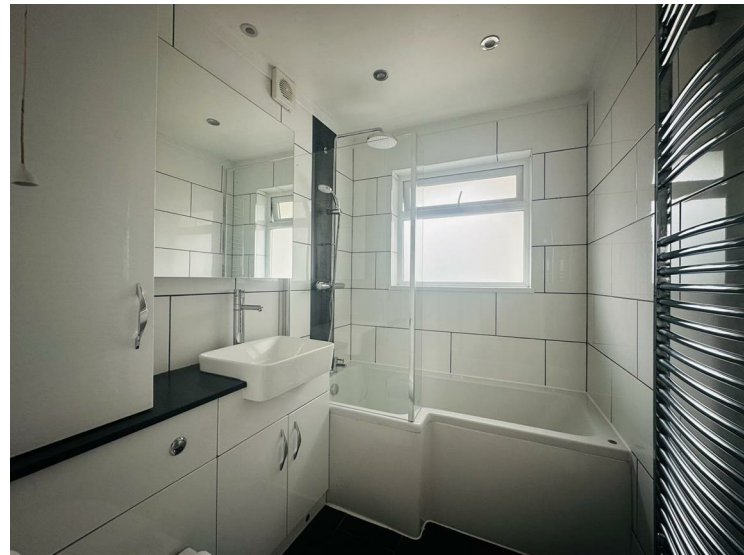
Parking: Private driveway & garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

## Ferndown Office

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