



## SILVER BIRCH CLOSE, POOLE, BH12

### **£290,000 FREEHOLD**

A semi detached house situated close to local amenities in a quiet road in the very popular Branksome area. The shops, bars and restaurants in Westbourne are nearby as are good travel connections and the beach. The property is offered with vacant possession and offers a huge amount of potential with versatile living.

Semi-detached house | Two double bedrooms | Large lounge | Kitchen diner | Front & rear gardens | Off road parking | Central location

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



## DESCRIPTION

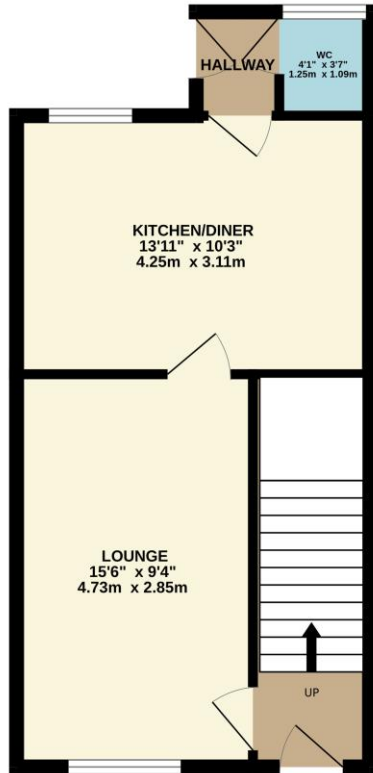
The property is accessed via front door which leads into a small entrance hallway where there is a door directly into the lounge.

The lounge is a good size room with a window to front aspect and hard flooring. There is a large kitchen diner which is fitted with a range of base & eye level work units with space and plumbing for domestic appliances, ample room for a sizeable dining table and a door leading to the rear of the property. There is also a downstairs WC.

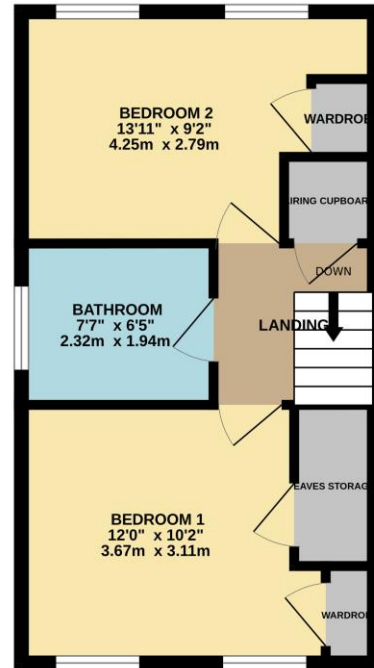
On the first floor, there are two good size double bedrooms, both with fitted wardrobes and further eaves storage. The bedrooms are serviced by large family bathroom with suite comprising of a panel bath. Low-level WC and wash handbasin.

There are good size gardens to the front and rear, which are probably late along with Mitchell shrub and tree borders. There is also allocated parking for the property.

GROUND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767633 for a rental valuation*

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, elevations, etc. are for guidance only and do not constitute a contract. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

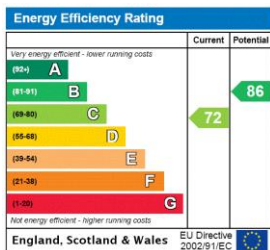
**COUNCIL TAX BAND: B**

**TENURE: Freehold**

**LOCAL AUTHORITY: BCP**

## AT A GLANCE

- Semi-detached house
- Two double bedrooms
- Large lounge
- Kitchen diner
- Front & rear gardens
- Off road parking
- Central location



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