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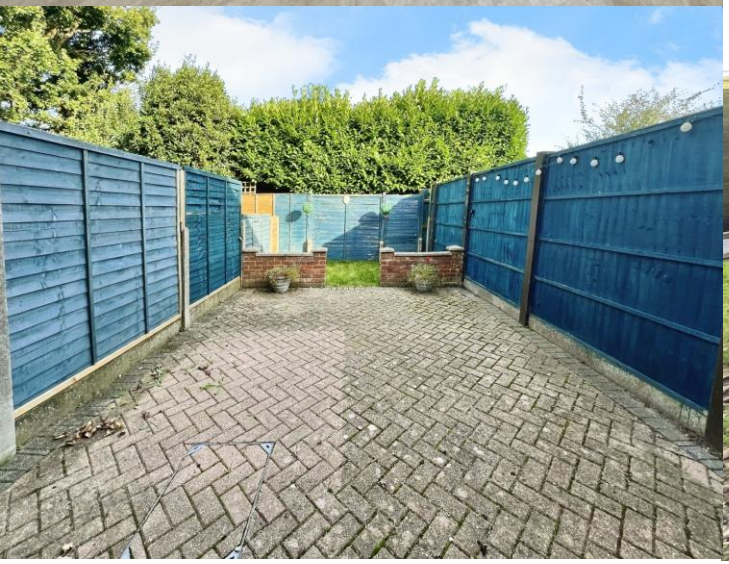

3 Robsall Close, Poole, BH12 3NA

Offers over £250,000

Enfields Poole, 241 Ashley Road, Poole, Dorset, BH14 9DS - 01202 933555 - jackfletcher@enfields.co.uk

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Offers over £250,000

THE BEST VALUE FREEHOLD HOUSE IN BH12

Take a look around this terraced two bedroom family home situated down a quiet road in Parkstone. Benefiting from a garage and parking, this is a cracking buy! The property benefits from a good-sized lounge and large kitchen diner backing out onto a well-looked-after garden.

The first floor comprises two double bedrooms (rarely found!) and well well-presented bathroom.

Schools:

- St Aldhelm's Academy, 0.7 miles / less than 15 minutes' walk.
- Heatherlands Primary, 0.6 miles / 12-minute walk.
- Courthill Infant School, 1.1 miles / 25-minute walk or 5-minute drive.

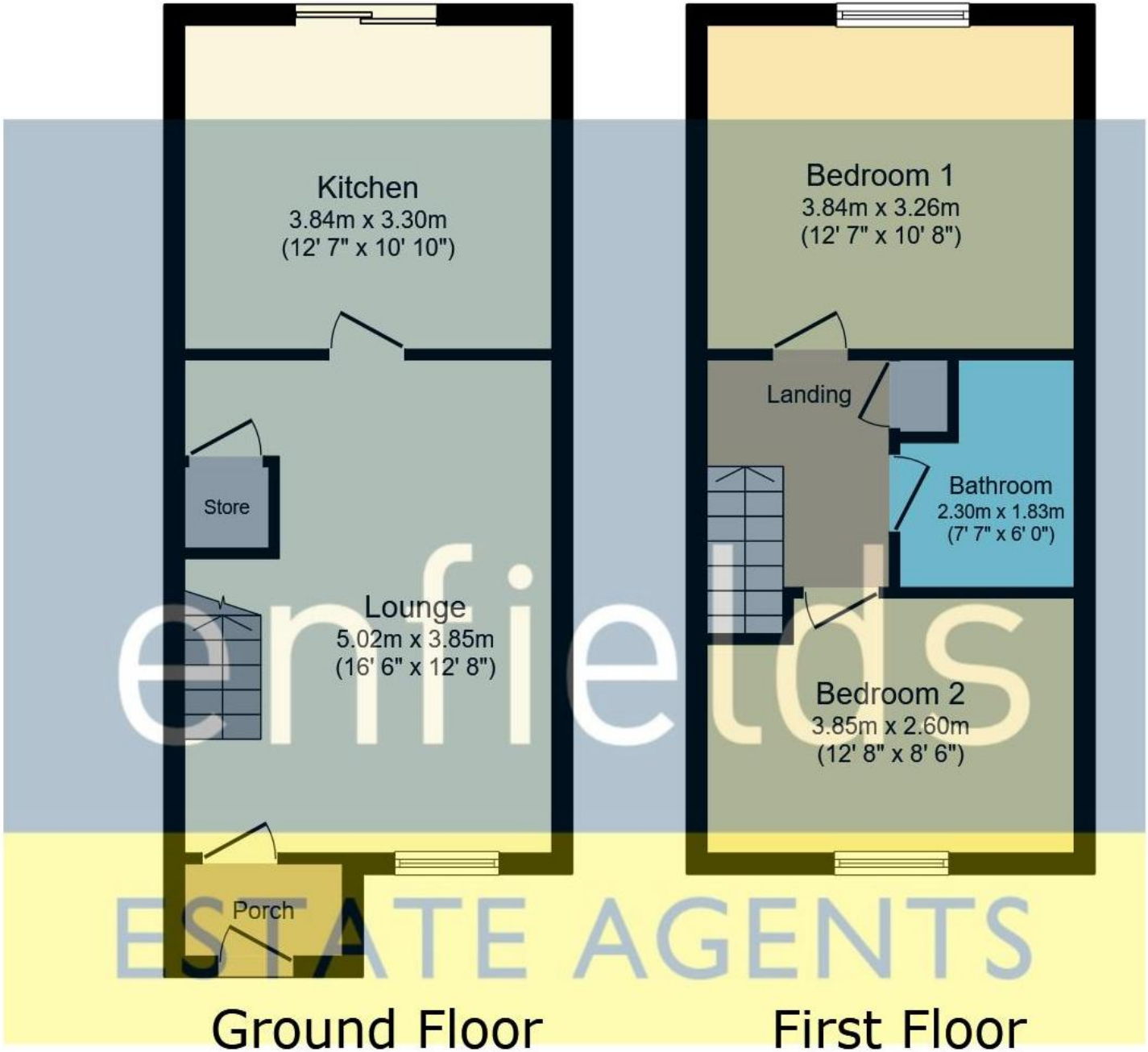
Travel:

- The number 16 and 17 bus from Herbert Avenue, Good Shepherd (NW-bound) is an approximate 18-minute journey direct to Poole Town Centre. - Alternatively, hop on the same numbered bus opposite to travel into Bournemouth Square in less than 30-minutes or less.
- The nearest large supermarket is Sainsbury's, located just 5-minutes' drive or Lidl is the same distance located on Poole Road just past the Pottery Junction roundabout.
- Branksome Train Station, 1.1 miles / 25-minute walk or a 5-minute drive. A train from Branksome to London Waterloo takes around two-hours, depending on departure time.

Entertainment:

- Bourne Valley Park, just 15-minutes' walk from the property, is a fantastic mix of woodland and heathland grounds to explore and walk the dogs. Spend the afternoon taking the kids to the playpark, stopping off for a picnic or fishing, the area is known to be a 'hidden gem' to visitors and loved by the locals.
- A drive to Branksome Beach takes around 13-minutes - Parking available.
- For those who love to travel on foot, you can take a scenic route through Branksome Chine Gardens, through the woodland straight to Branksome Beach. This is a three-mile walk (just under 5k) and travel time will depend on each individuals walking pace.
- Tower Park is located just 8-minutes' drive from the property. Complete with a cinema, bowling, Splashdown and restaurants it makes for an entertaining evening out for all ages.

Act fast to secure this fantastic property offering exceptional value for money. Offered with no forward chain! Call 01202 933 555 to secure a viewing.



Floor area 34.1 m² (367 sq.ft.)

Floor area 32.3 m² (348 sq.ft.)

TOTAL: 66.4 m² (715 sq.ft.)

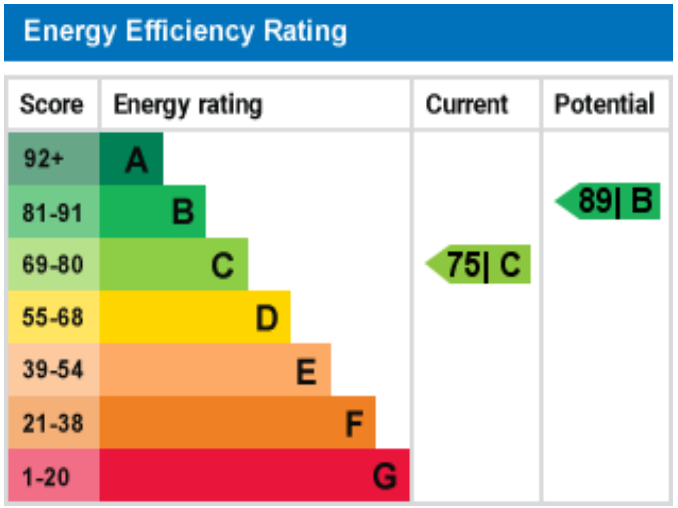
Lounge, *16' 6" x 12' 8" (5.03m x 3.86m)*

Kitchen, *12' 7" x 10' 10" (3.83m x 3.30m)*

Bathroom, *7' 7" x 6' 0" (2.31m x 1.83m)*

Bedroom One, *12' 7" x 10' 8" (3.83m x 3.25m)*

Bedroom Two, *12' 8" x 8' 6" (3.86m x 2.59m)*



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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ESTATE AGENTS

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and they will be pleased to check the position for you, especially if you are contemplating traveling some distance to view a property. Any mention of parking, allocated parking or off road has not been checked by the agent and the buyer is advised to seek verification from their legal representative. Confirmation of these draft property particulars is currently awaited from the vendor, therefore you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.