



**Cerne Abbas, 44-46 The Avenue,  
Branksome Park, Poole, BH13**

**B E R K E L E Y S**

PROPERTY AGENTS · CHARTERED SURVEYORS · EST 1991



A spacious town house superbly located for easy access to Westbourne, Bournemouth, Poole and the beaches at Branksome Chine and Sandbanks.

**£670,000** Freehold



An ideal low maintenance 'lockup and leave' town house in a prime location close to shops and beaches.

The lower ground floor offers parking, integral garage and utility room. The raised ground floor comprises roomy hall, cloakroom, an attractive well fitted kitchen/dining room looking down onto the lower split level living room with access out to a private alfresco seating terrace which in turn has access to communal gardens.

The first floor comprises landing, three double bedrooms and a bath/shower room.

The second floor is devoted to the master bedroom with walk-in wardrobe, ensuite shower room and roof garden overlooking the communal gardens.



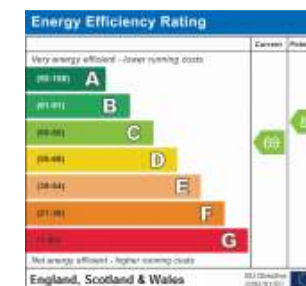
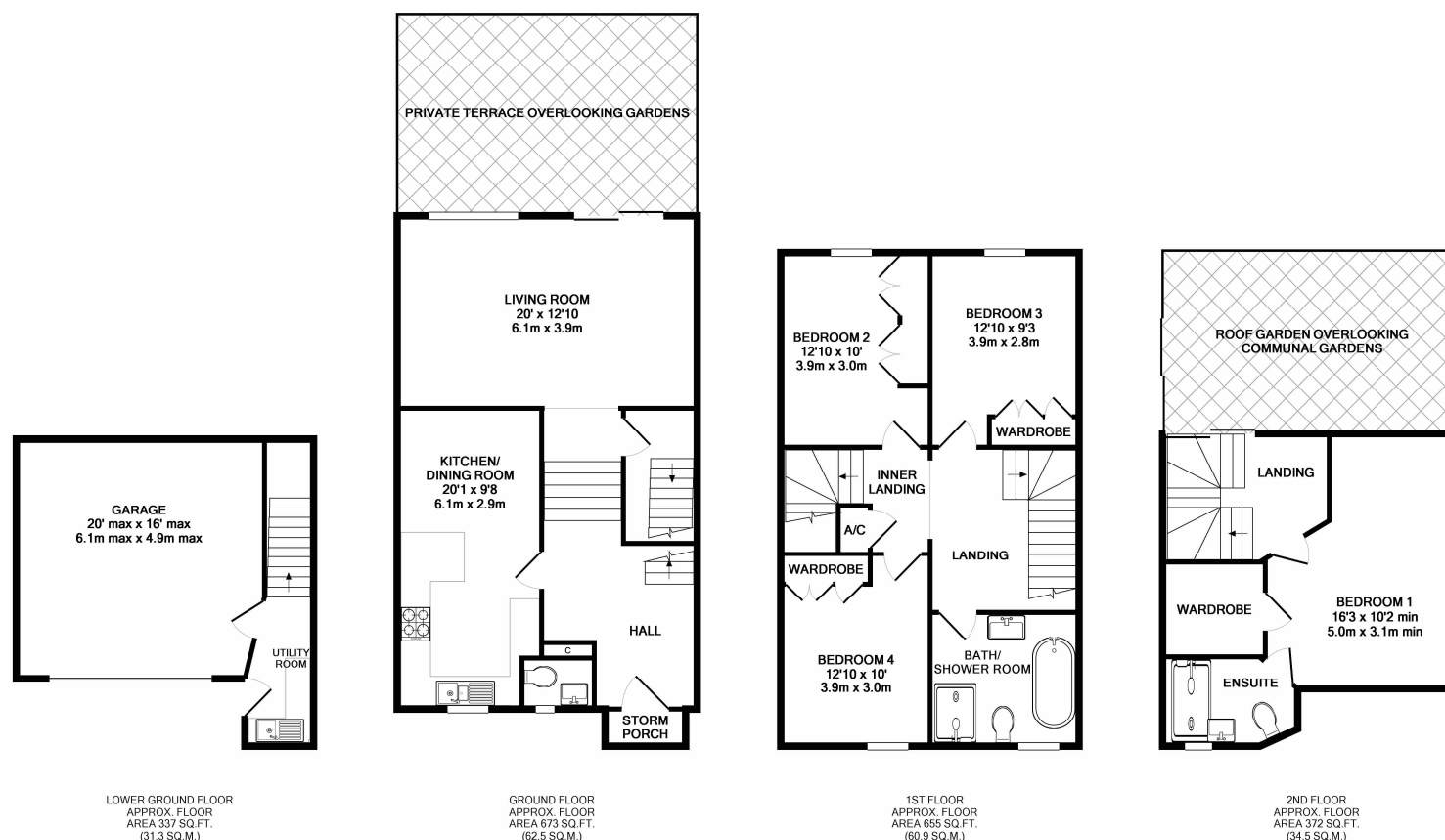


This town house is ideal for 'Lockup & Leave' purposes with accommodation measuring approximately 2025sq ft.

- Exclusive development close beaches and amenities
- Offered for sale with no forward chain
- Split level living room with access to private alfresco terrace overlooking communal grounds
- Well-appointed kitchen/dining room with integrated appliances
- Lower ground floor utility room
- Master bedroom with walk-in wardrobe, ensuite shower room and large roof garden
- Three further double sized bedrooms
- Second bath/shower room
- Gas heating via radiators
- Double glazed throughout
- Integral garage and parking
- No forward chain
- Council tax band G

(Correct at time of print)





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