

**22 Ponsonby Road, Alexandra Park,
Poole, BH14 9HE**

**£395,000
Freehold**



Offered to the market for the first time in over 60 years is this traditional three bedroom detached house which enjoys an elevated south facing position within the established and highly sought after area of Alexandra Park. The property is presented in lovely condition throughout and offers spacious and well laid out accommodation comprising hallway, sitting room, dining room, kitchen, three bedrooms and a family bathroom. Notable features include gas central heating, double glazing and a terraced garden which has been thoughtfully landscaped for easy maintenance. Offered for sale with vacant possession.

LOCATION NOTE The property is located within a few minutes walk of Courthill infants school and is within the highly regarded Baden Powell catchment area. Alexandra Park is nearby with shopping facilities and local amenities being within walking distance. There are good transport links including Branksome mainline railway station. The house is located halfway between Poole and Bournemouth town centres. Local beaches are a five minute drive away or a pleasant walk through Branksome Chine woods.

APPROACH From the street steps lead up to the front of the house. Covered storm porch with UPVC front door.

ENTRANCE HALLWAY Solid hardwood flooring, staircase to first floor, built-in cupboard housing the electrical consumer unit with fitted shelving, radiator, wall mounted thermostat, understairs cupboard with Gloworm gas fired central heating boiler.

SITTING ROOM 14' 3" into bay x 11' 8" (4.34m x 3.56m) A light south facing room with a UPVC double glazed front aspect window, radiator, solid hardwood flooring, picture rail.

DINING ROOM 12' 5" x 10' 8" (3.78m x 3.25m) Solid hardwood flooring, UPVC double glazed rear aspect window, radiator, picture rail, Purbeck stone open fireplace with raised tiled hearth, polished wooden mantle and fitted shelving.

KITCHEN 13' 2" x 6' 6" (4.01m x 1.98m) Fitted with a range of units comprising base and wall mounted drawers and cupboards with complimentary wooden work tops with mosaic tiled splashbacks, single drainer stainless steel sink unit with chrome mixer tap, gas oven with four ring gas hob and extractor hood above, space and plumbing for an automatic washing machine, and slimline dishwasher, UPVC double glazed front and side aspect windows, further full height storage cupboard. Half glazed UPVC door to the side.

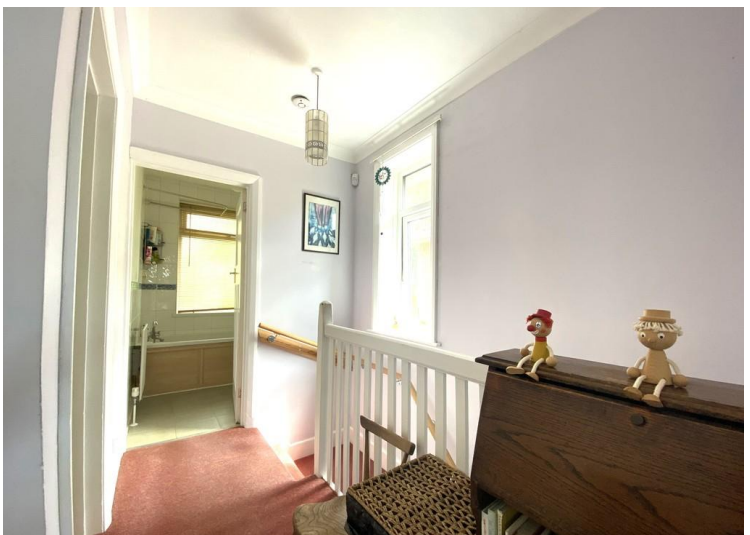
FIRST FLOOR LANDING UPVC double glazed side aspect window. Doors off to:

BEDROOM ONE 14' 1" into bay x 8' 10" (4.29m x 2.69m) A light south facing room with a UPVC double glazed front aspect bay window, radiator, fitted wardrobes with sliding doors, hanging rails and fitted shelving.

BEDROOM TWO 12' 5" x 11' 9" (3.78m x 3.58m) UPVC double glazed rear aspect window, radiator.

BEDROOM THREE 6' 8" x 8' (2.03m x 2.44m) UPVC double glazed front aspect window.

BATHROOM Fitted with a white suite comprising a panel enclosed bath with an antique style mixer tap with shower attachment, pedestal wash hand basin, low flush w.c, part ceramic tiled walls, radiator, UPVC double glazed rear aspect window, loft hatch.



OUTSIDE - FRONT The front garden has been terraced and planted with a wide variety of specimen shrubs and plants. Steps lead up to the front of the house.

OUTSIDE - REAR

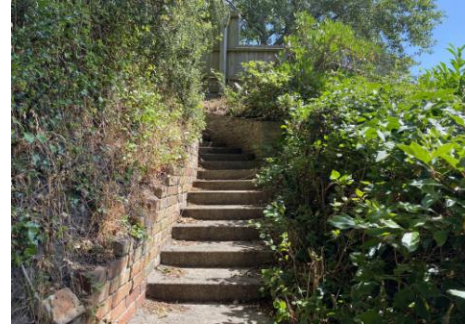
The rear garden is terraced and has been thoughtfully landscaped for easy maintenance. Immediately to the rear of the property is a crazy paved patio area bordered on one side by a brick retaining wall creating a secluded and private area ideal for outdoor seating. A door gives access to a brick built garden shed. Steps bordered by various flowering shrubs and plants then lead up to the main area of garden, which is arranged on two levels and enjoys far reaching tree top views towards to Branksome Park. On the lower level of garden there is a small area of lawn bordered by a brick retaining wall. Steps then lead up to a further area of garden which is also laid to lawn. A crazy paved pathway extends down one side of the property with a decorative wrought iron gate giving access to the front.

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: 15008**

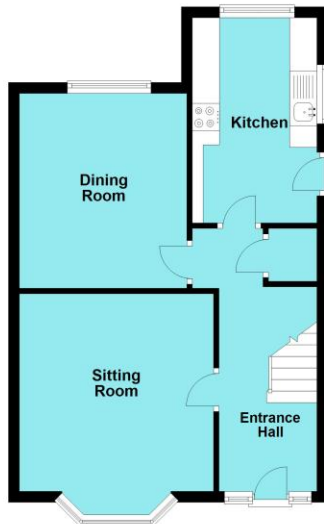


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



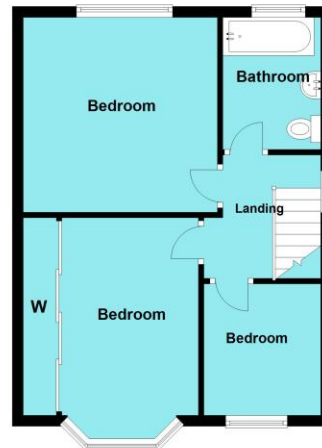
Ground Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



First Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



Total area: approx. 83.7 sq. metres (900.6 sq. feet)

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 or 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.

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