

# 74, Victoria Road, Poole, BH12 3AF



# Property overview

**Guide Price £390,000**

An upgraded character detached house situated conveniently for Parkstone high street, and travel routes to Poole Town Centre (2.5 miles), and Bournemouth Town Centre (4.0 miles).

The accommodation offers entrance lobby, entrance hallway, lounge/snug with woodburner, open plan space (with living/dining area and kitchen), downstairs W.C., first floor landing, three double bedrooms, fourth single bedroom/study, and modern shower room (previously a bathroom).

The property also benefits from double glazing, gas fired central heating (with new boiler), off road parking, landscaped rear garden, part boarded and recently insulated loft (with ladder, power and light), useful outbuildings, and solar panels with Tesla Power Wall 2 storage and EV charging point.

Extensive works carried out by vendor (see agents note in description). Energy efficient house - B rating EPC (newly evaluated due to vendors upgrades).

Offered with vacant possession and no forward chain.



# Accommodation

## **Entrance Via:**

Composite door to entrance lobby, original front door to:

## **Hallway: 19' 2" x 5' 1" (5.84m x 1.55m)**

Architrave, feature arch, boxing (housing electric consumer unit and electric meter, tesla controller), radiator, under stairs recess (incorporating hanging space, shoe storage and cupboards), stripped wooden floorboards, doors to accommodation.

## **Lounge/Snug: 14' 2" max x 11' 9" (4.31m x 3.58m)**

Architrave, picture rail, bay window to front aspect, shelving recess, wood burner (with tiled hearth, exposed brick and wooden mantle), TV point, stripped wooden floorboards, vertical radiator.

## **Living/Diner/Kitchen Room Overall:**

Zoned lighting, Karndean parquet style floor.

## **Kitchen Area: 10' 4" x 10' 4" (3.15m x 3.15m)**

Window to side aspect, door to side path, eye and base level units, under unit lighting, wood block work top, Belfast sink with mixer tap over, part tiled walls, integrated electric oven with induction hob over, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer.

## **Living/Diner Area: 16' 2" x 12' 0" (4.92m x 3.65m)**

Feature exposed brick wall, two radiators, French doors with side lights to rear garden, door to:

## **W.C.:**

Window to side aspect, part tiled walls, wash hand basin.

## **First Floor Landing: 15' 11" max x 5' 6" (4.85m x 1.68m)**

Obscured window to side aspect, cupboard providing storage (also housing new gas fired combination Worcester boiler), doors to accommodation. Hatch and ladder to loft (part boarded, power and light, also housing solar panel electric board).

## **Bathroom:**

Obscured window to rear aspect, part tiled walls, tiled floor, matching bathroom suite (incorporating vanity sink with unit below and mirror above, W.C. with concealed cistern, mirrored wall cabinet, and glazed shower recess with shower over.

## **Bedroom Two: 12' 1" x 11' 3" (3.68m x 3.43m)**

Window to rear aspect, radiator.

## **Bedroom Three: 10' 4" x 9' 10" (3.15m x 2.99m)**

Window to side aspect, radiator.

## **Bedroom One: 14' 4" max x 9' 10" (4.37m x 2.99m)**

Bay window to front aspect, radiator, window bench seat (also providing storage).

## **Bedroom Four/Nursery/Study: 10' 10" max x 5' 5" max (3.30m x 1.65m)**

Window to front aspect, recess with shelving and bench seat with storage below, wood laminate flooring.

## **External Front:**

Front laid to block paving providing off road parking, EV charging point, double gate leading to:

## **External Side and Rear:**

Block paved side path (with outside tap), Tesla power wall unit. Rear is part laid to block paving, part lawn and part shingle, part laid to lawn, and path to outbuildings and small deck area.

## **Shed:**

Power and light, shelving.

## **Outbuilding:**

Timber construction with pitched roof. Providing storage, power and light, window to side aspect, accessed via double doors.

## **Agents note regarding works carried out by the vendor:**

The current owner has carried out comprehensive works improving and maintaining the property. Works are listed here, please note this isn't necessarily an exhaustive list.

Front bedroom windows (x3) replaced with addition of shutters; fully refurbished bathroom (now shower room); composite front door; solar panels (4.44 KW peak), Tesla Power Wall 2 (stores electricity from the solar panels) - 13.5kw; landscaped the garden; replaced the boiler (2023 - Worcester Bosch 4000 30KW with 10 year warranty); various damp remedial works (cleared cavities, work to chimney breast, telescopic air vents, DPC work); had the wood burner chimney lined with addition of cowl - HETAS certified); whole house repointed; water softener installed; replaced wooden side gates; loft was boarded with addition of power and light and increased insulation to 300mm.

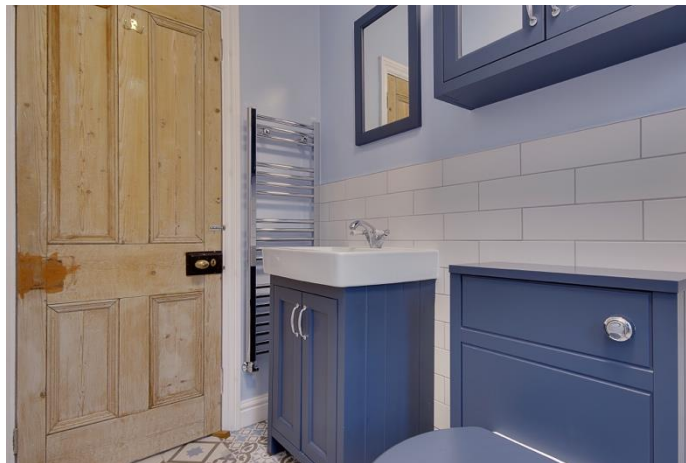
# Photography



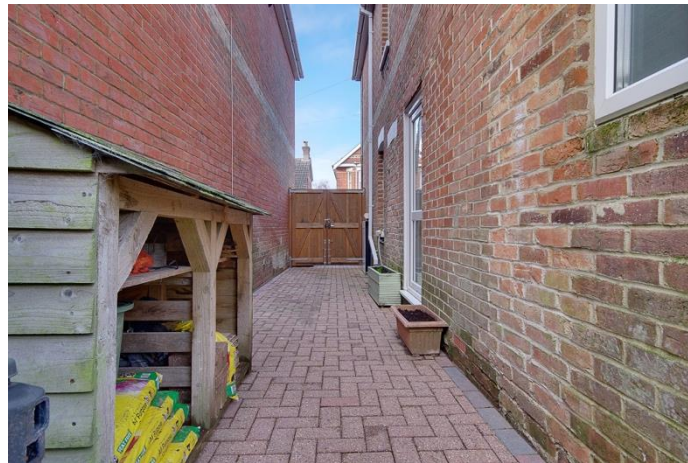














# Floor Plan



# EPC

Energy performance certificate (EPC)

74 Victoria Road  
POOLE  
BH12 3AF

Energy rating  
**B**

Valid until: 14 January 2036  
Certificate number: 0360-2462-3590-2996-2775

Property type

Detached house

Total floor area

106 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
[You can read guidance for landlords on the regulations and exemptions \(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>\).](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

Energy rating and score

This property's energy rating is B. It has the potential to be A.  
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.  
  
For properties in England and Wales:  
  
the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             | 93 <b>A</b> |
| 81-91 | <b>B</b>      | 82 <b>B</b> |             |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

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