



## Balston Road, Poole, BH14 0QH

£299,950

- Two Double Bedrooms
- Two Receptions
- UPVC/GCH
- Good Size Rear Garden
- Cul-De-Sac Position
- Semi Detached House
- Sun Room / Store / Cloakroom
- Close To Amenities & Bus Routes
- On Road Parking
- No Forward Chain



GOOD SIZE REAR GARDEN / CUL-DE-SAC POSITION >>> Greys Estate Agents are delighted to offer for sale this spacious semi-detached house situated in Balston Road on the Oakdale and Newtown borders. Accommodation comprises two double bedrooms, lounge with a through dining room to a modern kitchen, sun room, store and cloakroom and a beautiful four piece bathroom suite upstairs. Further benefits include UPVC double glazing, a combination boiler, good size rear garden and on road parking within the cul-de-sac.



Council Tax Band: C



## BALSTON ROAD, PARKSTONE

A sympathetically decorated semi detached home in Balston Road on the Oakdale and Newtown borders. Accommodation comprises two double bedrooms, lounge with through dining room to a modern kitchen, sun room, store and cloakroom and a beautiful four piece bathroom suite upstairs. Further benefits include UPVC double glazing, combination boiler, large rear garden and on road parking within the cul-de-sac.

### HALLWAY

The property is accessed via a UPVC front door into the hallway, which has a radiator, stairs to the first floor and doors to the lounge and dining room.

### LOUNGE

15'1" x 12'1" (4.61 x 3.68)

The lounge has a front aspect UPVC bay window with built in shutter blinds, radiator and feature fireplace with surround.

### DINING ROOM

11'4" x 10'3" (3.45 x 3.12)

The dining room has a rear aspect UPVC window, radiator, under stairs storage cupboard housing the combination boiler and door to the kitchen.

### KITCHEN

11'3" x 7'9" (3.42 x 2.36)

The modernised kitchen has a rear aspect UPVC window, radiator, ceramic sink and drainer unit with mixer tap, worktops with drawers and cupboards under, a range of matching eye level units over, free standing tall fridge, integrated eye level double oven, gas ring hob with extractor over and door to the utility / store / cloakroom. Ceramic floor tiles have been laid and the walls are part tiled.

### UTILITY / SUN ROOM

10'8" x 10'7" (3.26 x 3.22)

'L' shaped room with built in store cupboard, free standing tall freezer, plumbed washing machine, constructed from UPVC framework with part brick walling, polycarbonate roof and side aspect UPVC door to the garden.

Off of this room is a downstairs cloakroom with rear aspect UPVC window and toilet.

Ceramic floor tiles have been laid.

## LANDING

With access to loft space via a hatch and doors to the bathroom and both bedrooms.

### BEDROOM ONE

15'4" x 11'3" (4.67 x 3.42)

Bedroom one has two front aspect UPVC windows with radiators under and recessed storage cupboard with shelving and hanging space.

### BEDROOM TWO

11'4" x 9'11" (3.46 x 3.01)

With a rear aspect UPVC window, radiator, picture rail and recessed display shelving with cupboard over.

### BATHROOM

8'1" x 7'9" (2.47 x 2.35)

The modernised bathroom has a rear aspect UPVC frosted window, stainless steel towel rail radiator, toilet, vanity wash hand basin with storage, panel enclosed bath with waterfall tap and shower head attachment, separate large shower cubicle with drencher shower and glass enclosure. Ceramic floor tiles have been laid and the walls are part tiled with mosaic dado.

### OUTSIDE - REAR

The rear garden is mostly laid to lawn with patio area adjacent to the property, pathway to the far rear, side aspect gate, fence panel enclosed and shed to remain.

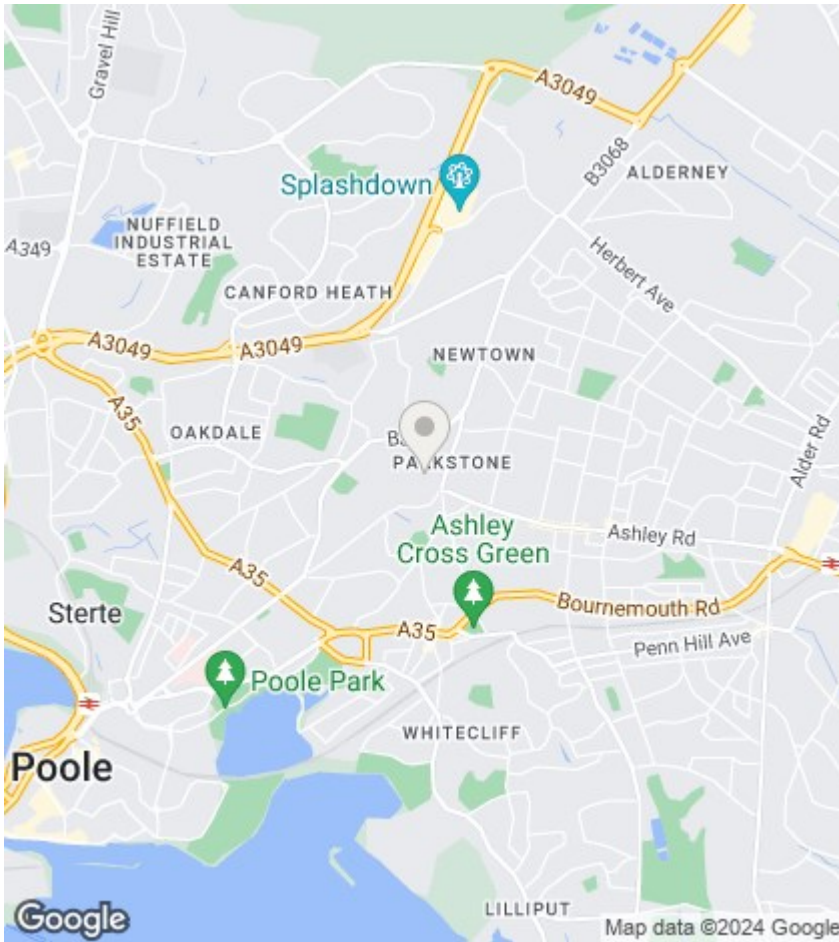












### Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

### Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

### EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

