



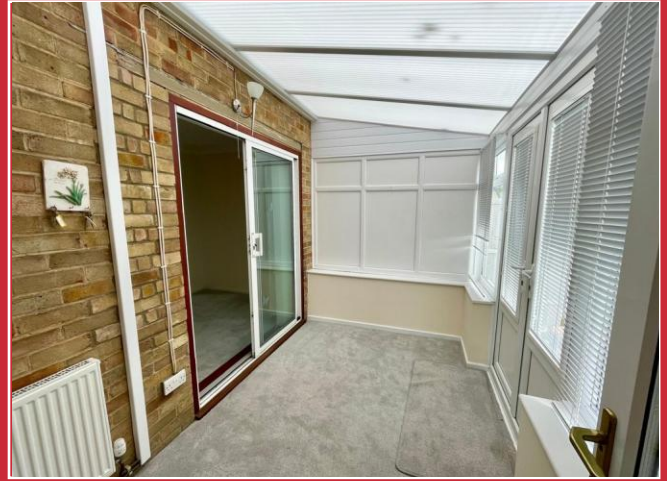
## 7 Clyde Road, Poole BH17 7JE

A rarely available opportunity to acquire an extended three bedroom family home set on an expansive corner plot with scope to extend/re-develop with the added benefit of a detached double garage. Offered for sale with no forward chain, viewing strongly recommended.

**EPC: 71 Council Tax Band: C Price: £375,000 Freehold**

 **3**  **1**  **2**





## Key Features

- THREE EXCELLENT BEDROOMS
- LIVING ROOM
- CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- LARGE CORNER PLOT WITH SCOPE TO EXTEND/RE-DEVELOP
- DETACHED DOUBLE GARAGE
- SOUTHERLY FACING REAR GARDEN
- IMMEDIATELY AVAILABLE WITH NO FORWARD CHAIN
- MUST BE VIEWED

## The Property

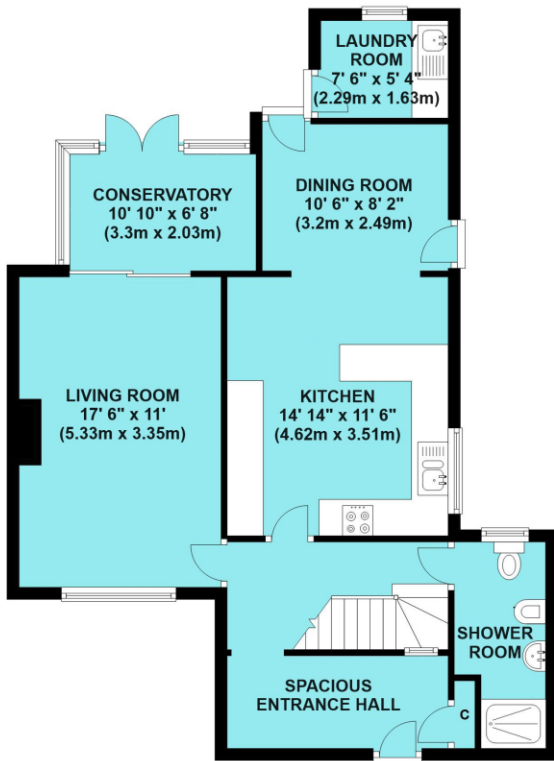
From the large driveway at the front of the property, access is made via the front door to a spacious hallway where there are two storage cupboards, together with access to a downstairs shower room. There is an excellent living room from where a sliding patio door leads into the conservatory, which in turn continues to the southerly facing rear garden. The property benefits from a spacious kitchen/breakfast room from where a wide arch leads into a dining room which has two doors leading to the outside. To the rear, there is a self-contained utility/laundry room.

Once on the first floor landing, one will find access to the loft space, together with three excellent bedrooms, two of which have a range of fitted furniture.

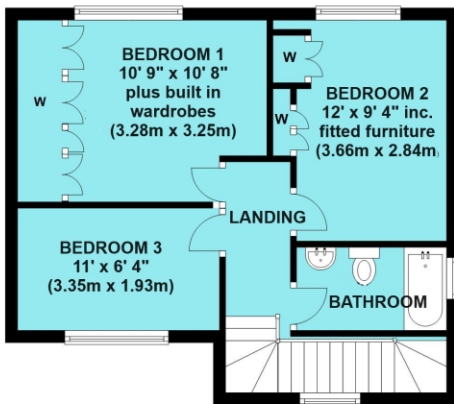
There is, of course, a tiled bathroom suite including over bath shower.

The main feature of the property is the amazing outdoor space. To the front there is an extensive tarmac driveway. Being on a corner plot, there is a large area of lawn together with patio area. From the western boundary a second driveway leads to the detached double garage with electric up and over door. A side gate provides access to the southerly facing rear garden, where there is a split level patio/entertaining area together with a greenhouse and two timber garden stores in addition to a hardstanding area providing bin storage.

**Ground Floor**  
Approx. 69.7 sq. metres (750.5 sq. feet)



**First Floor**  
Approx. 38.6 sq. metres (415.6 sq. feet)



Total area: approx. 108.3 sq. metres (1166.0 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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