



3 Milne Road

, Poole, BH17 7NB

**Guide price £315,000**





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A well presented three bedroom terraced house located in Waterloo, BH17. The accommodation comprises an entrance hall with stairs leading to the first floor. The kitchen benefits from a range of wall mounted cupboards and base units with work surface over. The kitchen also includes a range cooker with extractor fan along with an integrated dishwasher. There is space for a fridge/freezer and washing machine. At the rear of kitchen is a lobby area which benefits from a WC & wash hand basin along with two storage cupboard along access leading on to the rear garden via a UPVC double glazed door.

The lounge/diner benefits from a UPVC double glazed window to the front aspect and double glazed patio doors leading on to the sunny, rear garden. The lounge also benefits from a gas fireplace.

The first floor landing benefits from a storage cupboard which houses the gas combi boiler. There are three bedrooms located on the first floor. The master bedroom benefits from a UPVC double glazed window to the front aspect along with built in wardrobes. Both the second and third bedrooms benefit from a UPVC double glazed window and built in storage cupboard. The bathroom benefits from a bath with shower over and glass shower screen, WC, wash basin with built in vanity unit and heated towel rail.

Externally the rear garden is mainly laid to lawn with a slabbed patio area, summer house and shed. There is access to the front drive via a covered shared pathway. At the front there is a driveway providing off road parking for several vehicles.

The property is located in the Waterloo area of, BH17. Local shopping facilities are within close proximity along with bus routes servicing Bournemouth & Poole. A range of both primary and secondary schools are within the local area.

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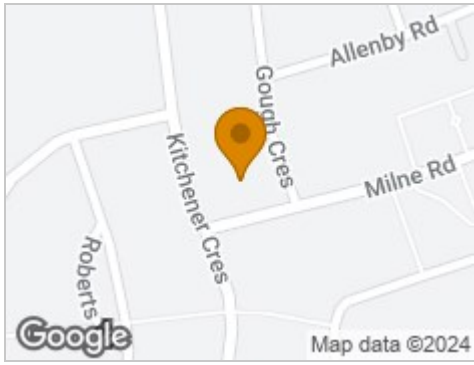
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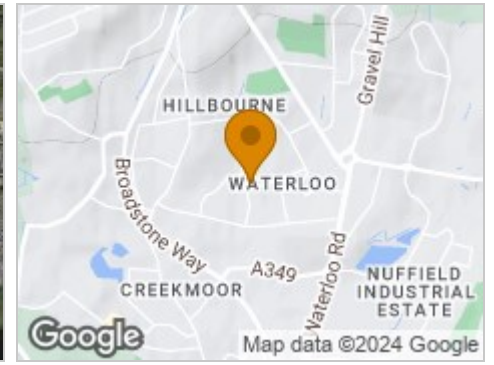
## Road Map



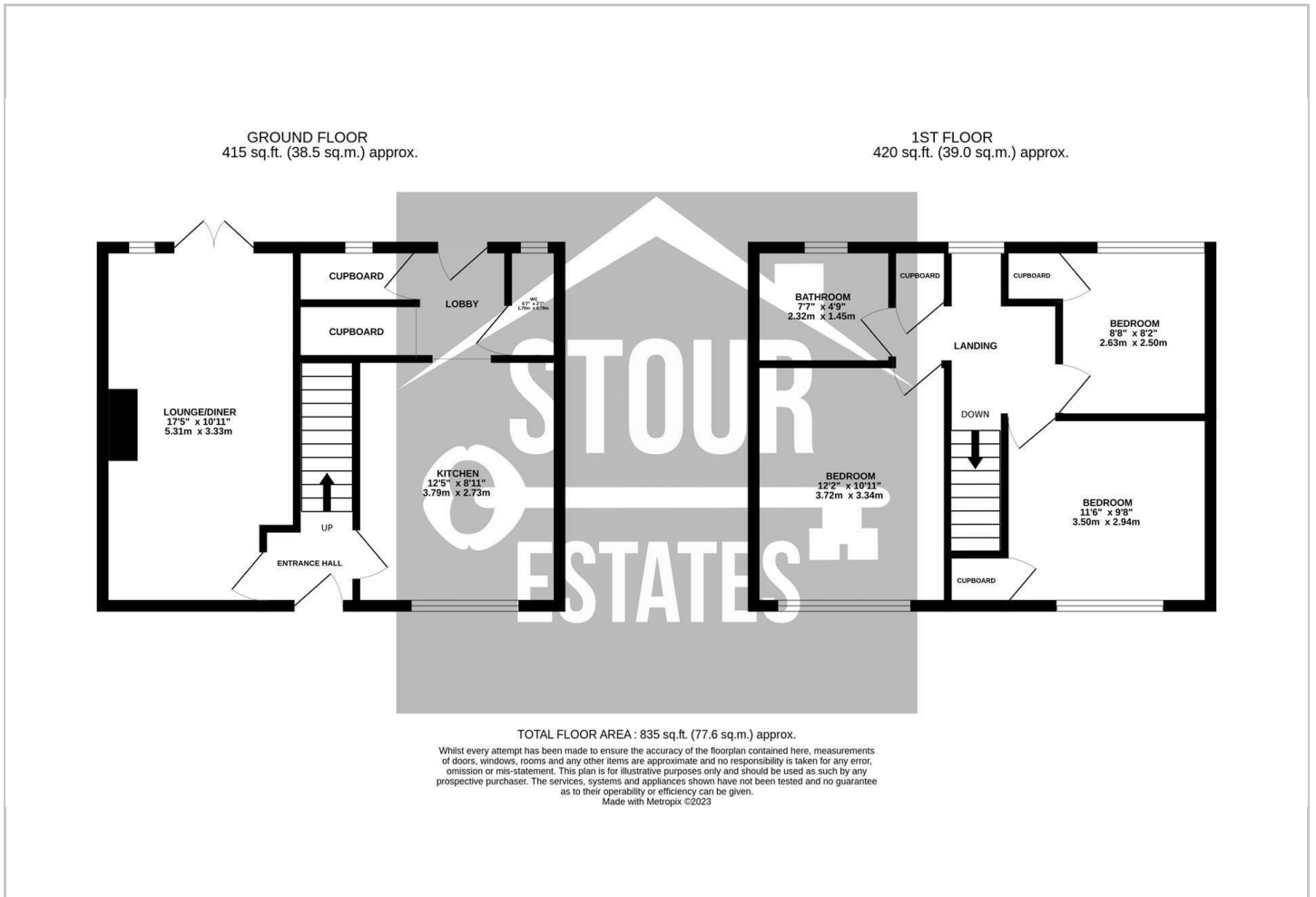
## Hybrid Map



## Terrain Map



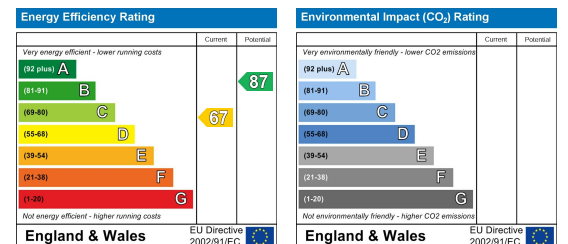
## Floor Plan



## Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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