



# 379 Wallisdown Road

, Poole, BH12 5BY

**Guide price £450,000**



# 379 Wallisdown Road

, Poole, BH12 5BY

**Guide price £450,000**



\* OFFERED WITH NO FORWARD CHAIN \* Located on Wallisdown Road is this three bedroom detached house requiring some modernisation throughout.

Entry to the property is via a porch which leads into the entrance hall. The entrance hall has doors leading to the ground floor rooms and stairs leading to the first floor. There is an under stairs storage cupboard along with a WC.

The lounge benefits from a feature fireplace along with a bay window to the front aspect. The dining room is at the rear of the house and has a sliding patio door that leads on to the conservatory. The conservatory is constructed with a brick and concrete base along with UPVC surround. There is a radiator linked to the central heating system and lighting. French doors lead out on to the private rear garden.

The kitchen benefits from a range of wall and base units with work surfaces over. There is an inset sink and drainer whilst built in appliances include a double oven and electric hob whilst space for further appliances include a fridge/freezer, dishwasher and washing machine. There is a feature stable door that leads on to the rear garden.

The first floor landing provides access to all rooms. There are two double bedrooms both of which benefit from built in wardrobes. The third bedroom is a single room overlooking the front aspect. The bathroom benefits fully tiled walls and floor, a walk in shower cubicle with glass shower screen, bath with mixer taps, WC, wash hand basin with built in vanity unit and radiator. The bathroom provides access to the loft via an access hatch.

Externally, the property benefits from a large, private, south facing rear garden which is mainly a laid lawn with tree and shrub boarders. There is a greenhouse attached to the

back of the garage. The garage measures 9.09m (29'8) x 3.05 (10'0) which then narrows to 2.80m (9'1). The garage benefits from an up and over door as well as a side door along with power and light.

To the front there is a large driveway providing off road parking for several vehicles which leads to the garage. The front garden has a laid lawn with shrub boarders.

Further benefits to the property include gas central heating, UPVC double glazing and feed in tariff solar panels. The property is offered with no forward chain.

The property is located in the residential area of Wallisdown, BH12. Local shopping facilities are within close proximity along with bus routes servicing Bournemouth & Poole. Knighton Heath golf course is close by providing walks through to the heath. A range of both primary and secondary schools are within the local area.

Copyright: - All photos, videos, and drone footage are copyrighted by Stour Estates. All rights reserved.

Any redistribution or reproduction of part or all of the contents in any form is prohibited other than the following:

1. You may print or download to local hard disk extracts for your personal and non-commercial use.
2. You may copy the content to individual third parties for their personal use, but only if you acknowledge Stour Estates as the source of the material.

You may not, except with our express written permission, distribute or commercially exploit the content. Nor may you transmit it or store it on any other website or another form of the electronic retrieval system.



## Road Map



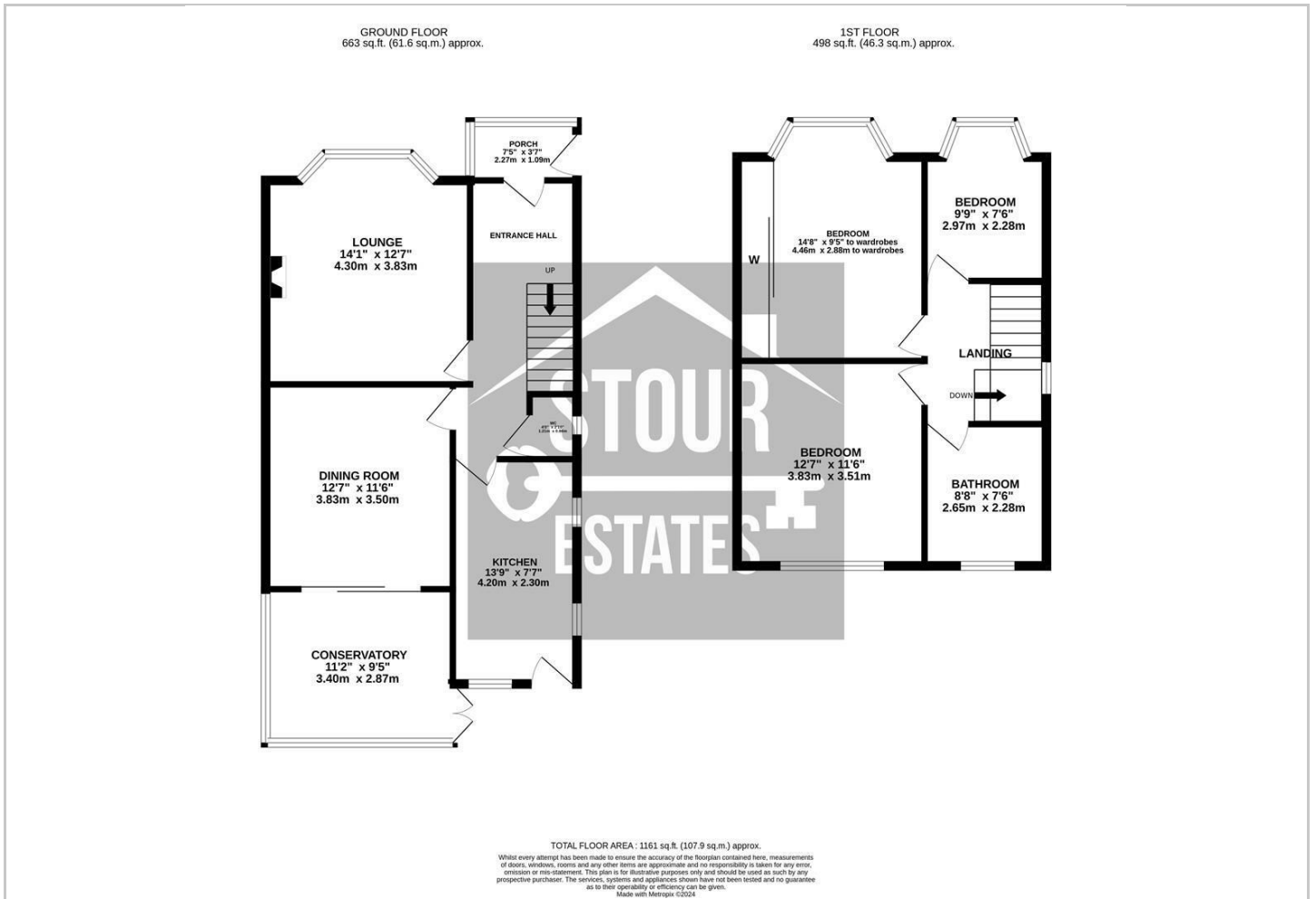
## Hybrid Map



## Terrain Map



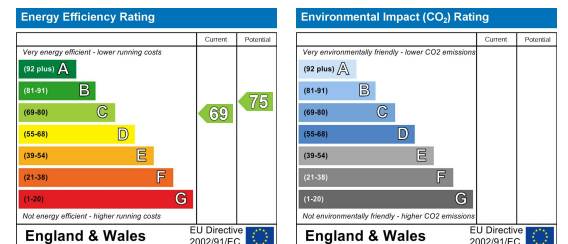
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.