



53 Wayne Road  
, Poole, BH12 3LF

Guide price £325,000





## 53 Wayne Road

, Poole, BH12 3LF

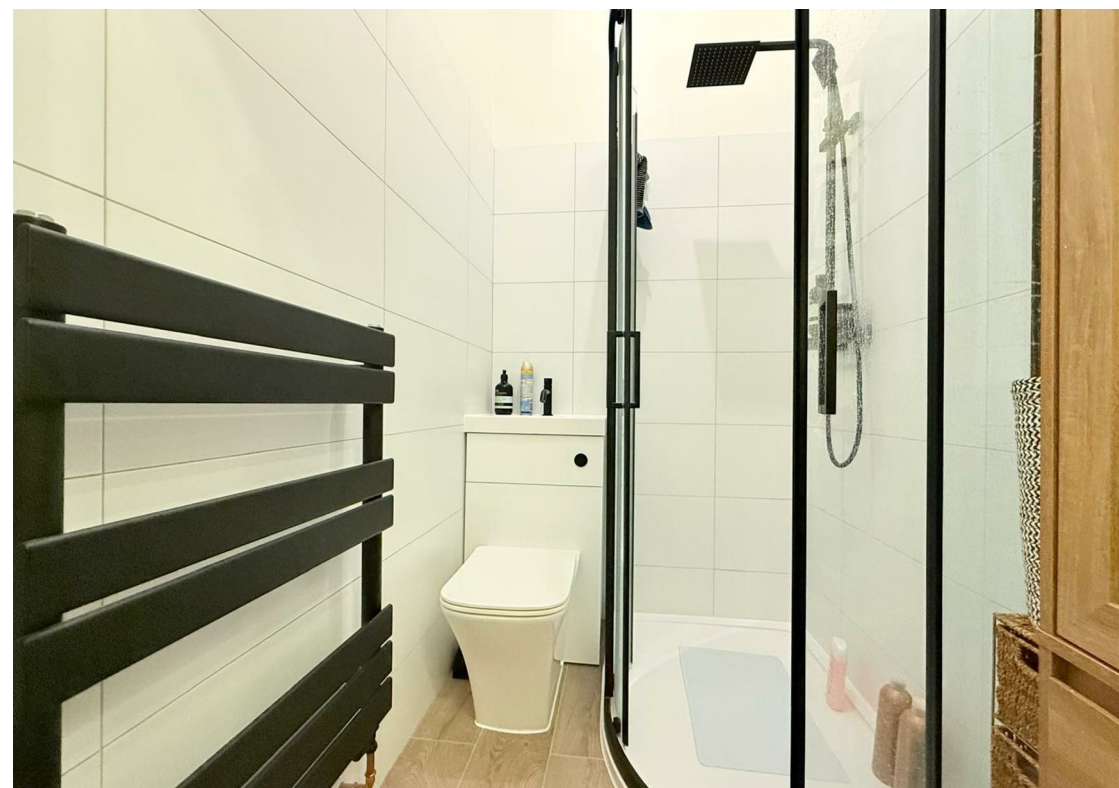
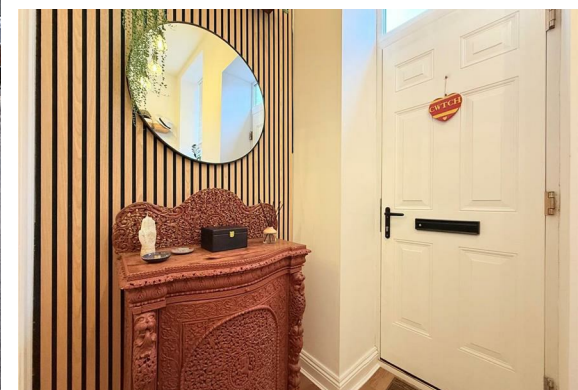
GUIDE PRICE - £325,000 - 345,000

This distinctive three-storey home in Parkstone is one of just five properties originally built as a school house. Recently updated, the property features a newly fitted shower room and bathroom, both with underfloor heating, fresh décor throughout, and new flooring, creating a light and welcoming interior. Located a short walk from Ashley Cross with its independent shops, cafes, restaurants and bars .

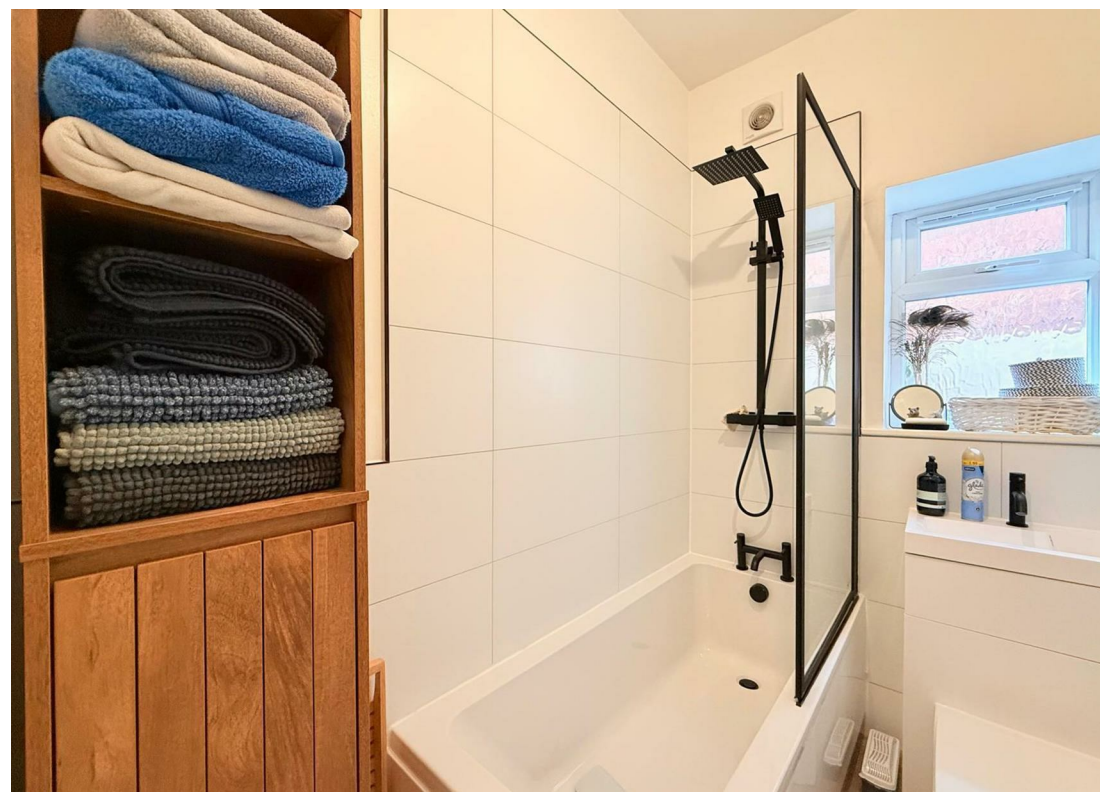
The entrance hall provides a versatile space, ideal for a home office, and leads into the inner hall connecting all floors. The ground floor includes a modern shower room and a large, airy kitchen breakfast room, complete with gas hob, stainless-steel electric oven, and space for a dining area. On the lower ground floor, there is a versatile double bedroom or reception room with patio doors to the garden, a rear-facing lounge with patio access, and a contemporary bathroom with bath, sink, and WC.

The top floor houses two double bedrooms, both with part-sloping ceilings and Velux wooden-framed windows, providing light-filled and comfortable sleeping spaces. The home is equipped with gas central heating, double glazing, and neutral décor throughout, creating a move-in-ready environment.

Outside, there are patio areas to the rear and side, perfect for entertaining, along with a garden shed for storage. One allocated parking space is included, with plenty of additional untimed street parking available together with guest parking. This unique and well-presented home is ideal for families or professionals seeking a characterful property in Parkstone.







Floor Plan

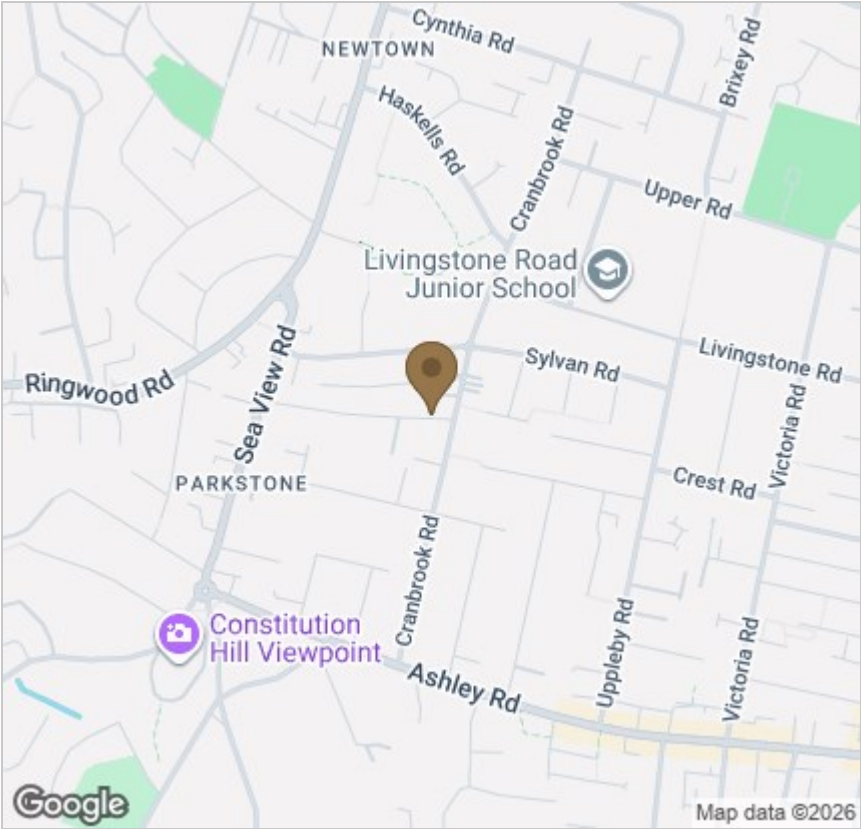


Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

