



33 Sterte Avenue, Poole, BH15 2AJ





A beautifully refurbished 2 bedroom character home with an extended kitchen, driveway parking, situated close to Poole town centre.

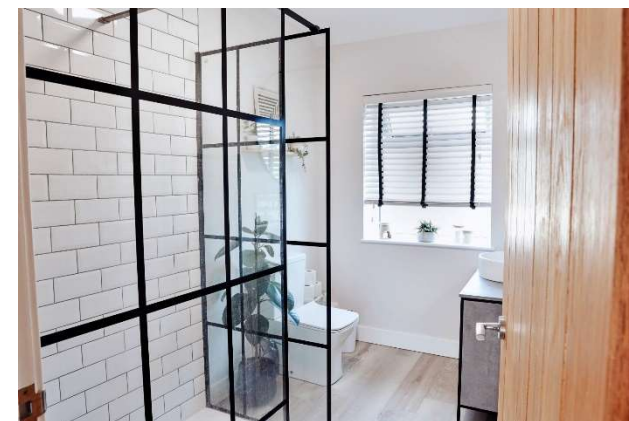
- Character terrace home
- 2 bedrooms
- Stunning, extended kitchen
- Modern shower room
- Driveway parking
- Good size garden with store/workshop
- ½ mile to Poole Train Station
- Holes Bay on the doorstep
- Gas fired central heating
- Double glazed
- Viewing recommended

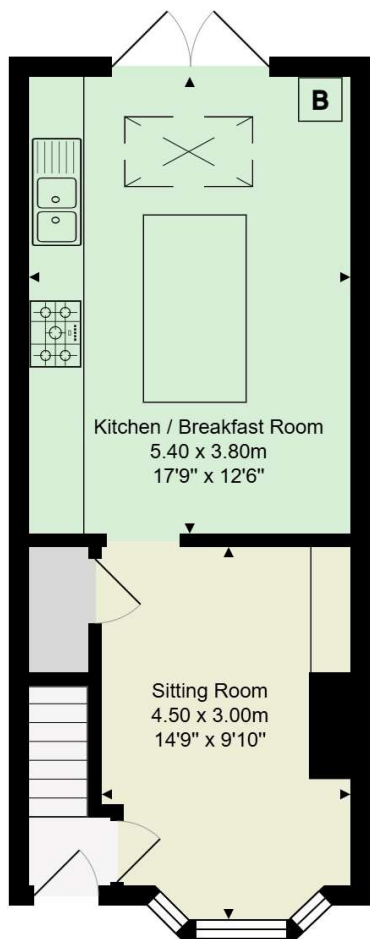
**ASKING PRICE:**

£300,000 (freehold)

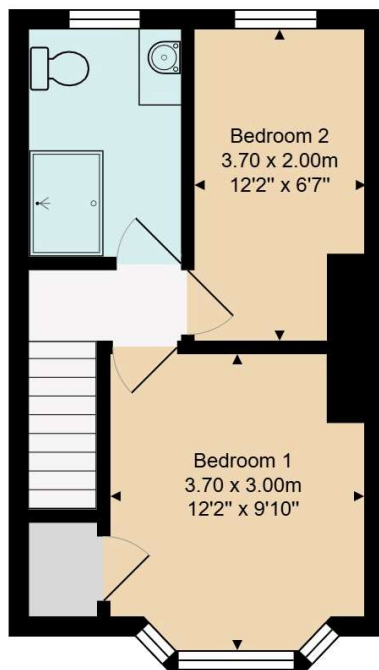
**EPC RATING:**

Band - C





Ground Floor



First Floor

All measurements are approximate and for display purposes only.

## LOCATION

The property is located in a cul-de-sac position only ½ mile away from Poole Town Centre and the Train Station which has direct links to London Waterloo. It is also located just a short walk from Holes Bay (inner Poole harbour). Holes Bay Path provides pedestrian access into Poole town centre and the quay as well as Upton Country Park.

## THE PROPERTY

The property is a character terrace house, in recent years it has been significantly improved, a particular feature is the impressive, extended kitchen. Other features include an overall high standard of presentation and a generous garden.

The accommodation briefly comprises; an entrance hall with stairs rising to the first floor. The sitting room has a bay window to the front aspect, herringbone flooring and a fitted understair cupboard.

An archway connects to the kitchen/breakfast room which has double doors to the rear garden, a skylight window and herringbone flooring. There is also space for a home working study area. The modern kitchen offers a good range of base and eye level units with marble effect work tops. The island has matching base level units and a breakfast bar. Fitted appliances include an oven, microwave oven, gas hob, wine chiller, plus fridge/freezer, dishwasher and washer/dryer. The concealed gas fired boiler also has a matching unit.

Upstairs there are two bedrooms, bedroom 1 has a built-in wardrobe. The shower room has a contemporary 3 piece suite with a large walk-in shower.

## OUTSIDE

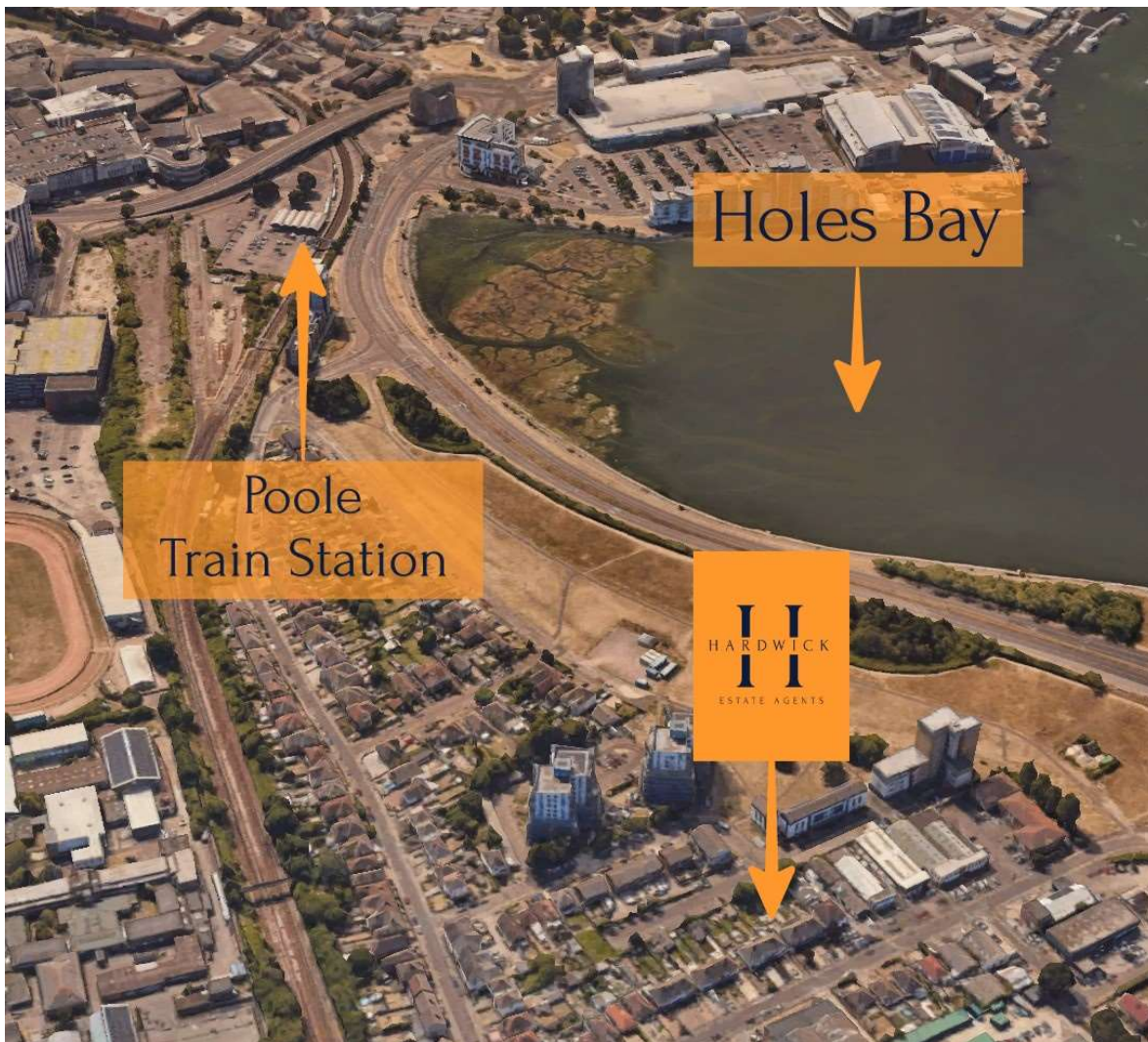
To the front of the property is driveway parking. The rear garden a patio terrace along the rear of the house. The remainder of the garden is laid to lawn with a further patio and at the end of the garden is store/workshop.

## ADDITIONAL INFORMATION

Council tax – B

Tenure – Freehold





Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk