

**ATHERTONS**

ESTATE & LETTING AGENTS

EST. 1985

**26 Library Road, Poole**

Poole

Guide Price **£365,000**







## 26 Library Road

Poole, Poole

**VENDOR SUITED** An exceptional family home situated conveniently near local shops, schools, and bus routes. The property features bright and spacious accommodations throughout, including an entrance hallway, a well-sized kitchen, a delightful lounge, a dining room, and a downstairs WC. Upstairs, there are two generously sized double bedrooms, two well-proportioned single bedrooms, and a modern family bathroom. The outside is truly charming, boasting a lovely tiered south-facing rear garden with numerous areas to enjoy the sun or for children to play. Additional benefits include double glazing, central heating, and on-street parking. Viewing is highly recommended

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious Family Home
- Four Bedrooms
- Two Reception Rooms
- Wonderful Bathroom
- Lovely Tiered Garden
- Vendor Suited



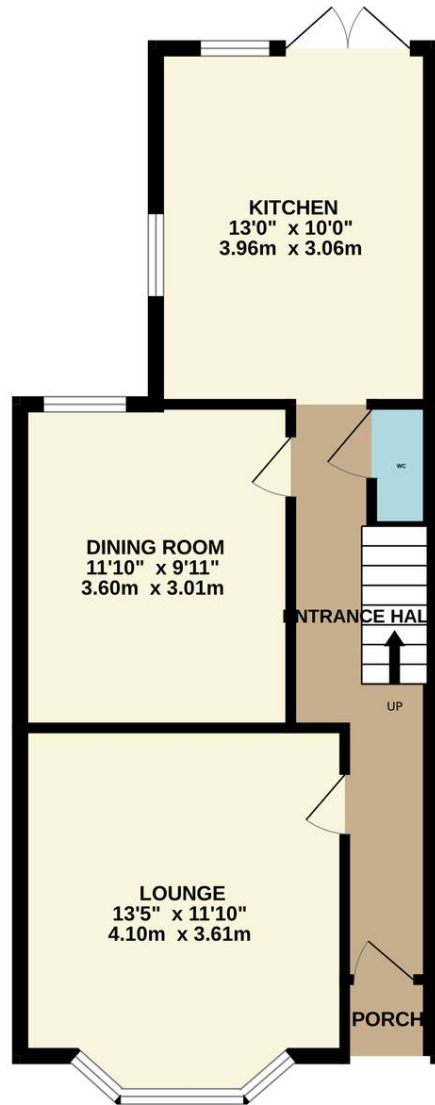








GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



FIRST FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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## Athertons Estate Agents

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