

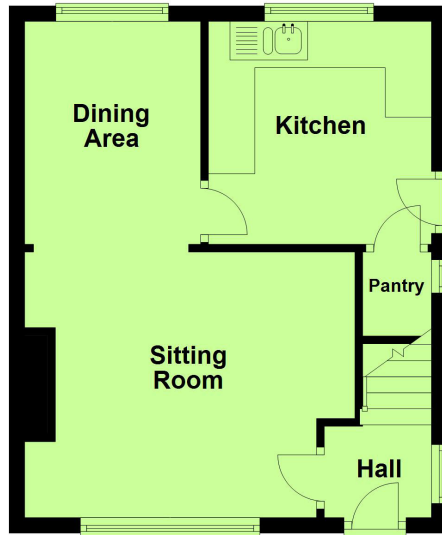
14 Methuen Road
Poole BH17 7NA

Price **£250,000** Freehold

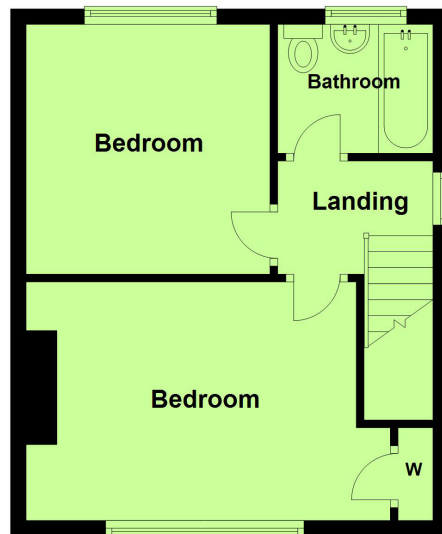


A TWO BEDROOM SEMI DETACHED
PROPERTY NOW IN NEED OF COMPLETE
MODERNISATION, SET IN A POPULAR
RESIDENTIAL LOCATION AND OFFERED
TO THE MARKET WITH NO FORWARD CHAIN.

Ground Floor



First Floor



Total area: approx. 67.3 sq. metres (724.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.

*** ENTRANCE HALLWAY**

*** SITTING ROOM 13'9" x 10'11" (4.23m x 3.33m)**

*** DINING AREA 9'8" x 7'4" (2.98m x 2.25m)**

*** KITCHEN 9'4" x 9'4" (2.86m x 2.86m)**

*** STAIRS TO FIRST FLOOR LANDING**

*** BEDROOM ONE 15'4" x 10' (4.69m x 3.04m)**

*** BEDROOM TWO 10'6" x 10'2" (3.23m x 3.11m)**

*** FAMILY BATHROOM 6'5" x 5'4" (1.98m x 1.64m)**

*** FRONT AND REAR GARDENS**

*** DOUBLE GLAZED**







ABOUT THIS PROPERTY

Hard wood glazed door leads into the entrance hallway in turn leading to the sitting room which has window to front aspect and an archway through to the dining area with window overlooking the rear garden. The kitchen has a range of wall mounted cupboards, single bowl single drainer sink unit with mixer tap, window overlooking the rear garden, built in larder cupboard and door to the side of the property.

Stairs lead from the entrance hallway to the first floor landing which has access to loft space. Bedroom one is spacious and to the front of the property with built in cupboards. Bedroom two is to the rear. The family bathroom is also to the rear of the property and comprises low level flush WC, pedestal wash hand basin with twin taps, panel enclosed bath with overhead electric shower and shower screen.

Outside, the rear garden is particularly overgrown and requires complete landscaping. The front garden also requires a complete overhaul.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road towards Darbys Corner taking the last right hand turning into Chetwode Way. Then take the first turning on the left into Methuen Road.

COUNCIL TAX: Band B. BCP Council (Poole).

ENERGY EFFICIENCY RATING: E.

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

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REF: R1909