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WHERE SERVICE COUNTS

**Bournemouth Road, Poole
Dorset, BH14 9AL**

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Freehold Price OIEO £350,000

A beautifully presented and modernised Victorian 4 bedroom, mid terrace home, blending the charm and character of Victorian features with modern and elegant styling. Offering a double reception room currently used as a sitting area with feature log burner and dining area, open plan kitchen/dining room with French doors to the garden, bathroom with roll top bath on claw feet, separate w.c, ensuite to the master bedroom and an enclosed rear southerly facing garden. The current owners have modernised and restyled this home giving it a very welcoming feel. Presently there is a service road behind the property and other similar properties have used their garden as a parking area.

- An immaculately presented 4 bedroom Victorian mid terrace home conveniently located for local shops.
- Stunning fully fitted kitchen with feature exposed brickwork, blending the character of the home with a luxury kitchen in pale grey shaker style units with white Corian style worktops over to include a gas hob, double oven, extractor fan, integrated fridge/freezer, dishwasher, space and plumbing for a washing machine. The white work tops extend to form a fitted dining table with feature overhead lighting as well as fitted spot lights.
- Open plan entrance hall leading to a spacious lounge/dining room which offers 2 distinct areas to include a cosy lounge with log burner and bay window to the front, and dining area to the rear.
- Master bedroom with fitted wardrobes and luxury en-suite shower room
- Elegant family bathroom in a Victorian style suite with roll top bath on chrome claw feet, separate shower, and wash hand basin. Beautifully tiled floor in Victorian style black/white tiles. There is also a separate wc on the first floor.
- Refurbished throughout to include a lovely dark wood 'Amtico' flooring continuing throughout the ground floor, newly fitted carpet on the first floor, double glazed windows throughout and gas central heating. The home has been beautifully and tastefully decorated throughout and is presented in a 'show home' condition. It has also been rewired, replumbed and fitted with a Combination boiler 3 years ago.
- Lovely southerly facing patio garden which can be approached via a service road behind. Some of the residents have used this area for parking.
- No forward chain

Conveniently located within half a mile to the shops at Ashley Road and Penn Hill, 3 miles to both Poole and Bournemouth Town Centre, and a few hundred yards to the retail park at Branksome and within half a mile of Branksome Train Station. Ashley Cross offering a variety of bars, restaurants and a lovely green area is within 1.5 miles away.

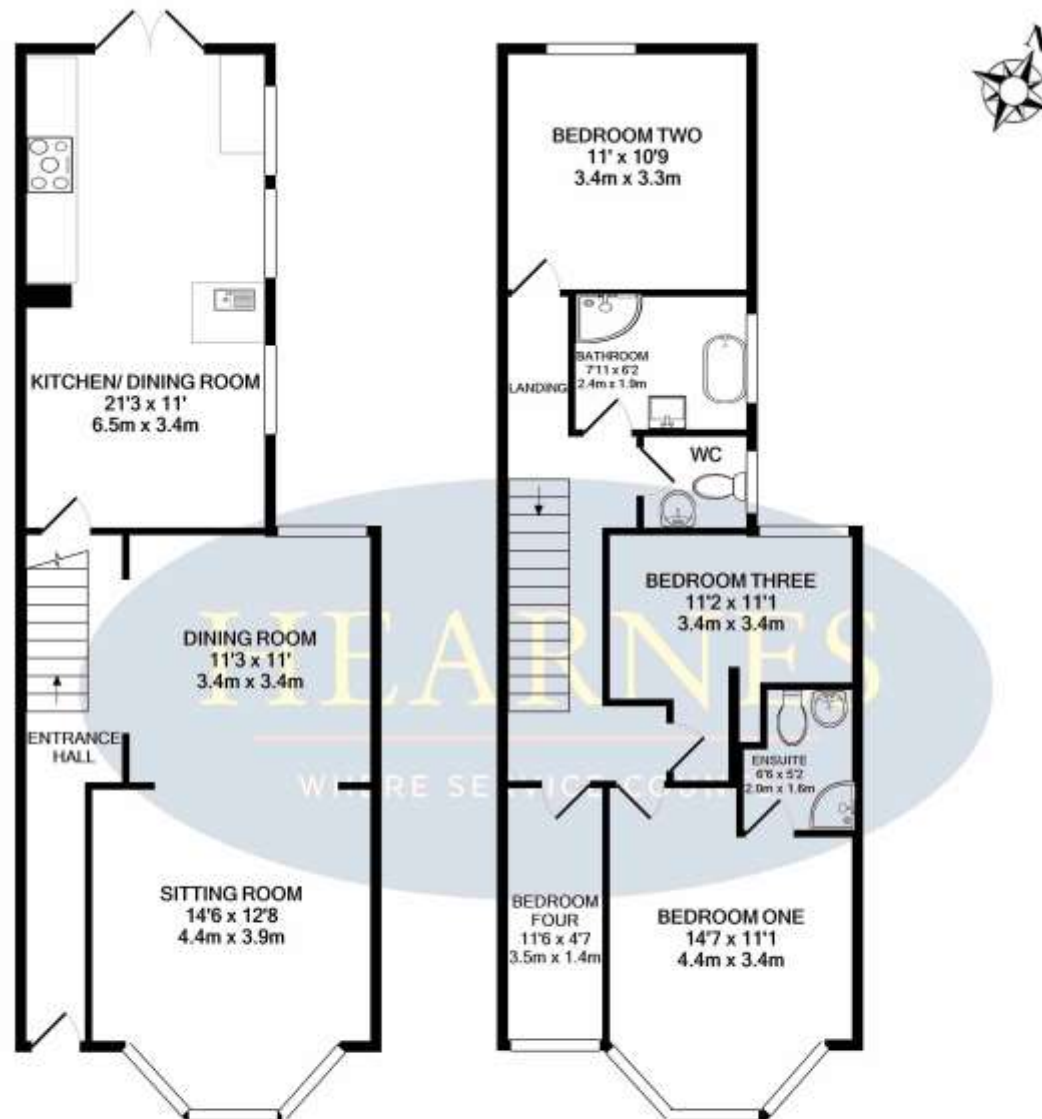
COUNCIL TAX BAND: C

EPC RATE: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







GROUND FLOOR
APPROX. FLOOR
AREA 607 SQ.FT.
(56.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 609 SQ.FT.
(56.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1217 SQ.FT. (113.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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