01202 683444

Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk

Quay
### LIVING

58 Emerson Road
Poole, Dorset, BH15 1QT

£315,000 Freehold

- **Wonderful Family Home**
- **Spacious Modern Bathroom**
- **Two Reception Rooms**
- **Excellent Location**
- **Council Tax Band C**

- **Brand New Kitchen And Boiler**
- **Converted Loft Room**
- **Garden With Summer House**
- **EPC D**

A well-presented 2/3 bedroom Victorian townhouse set within an excellent Poole centre location just minutes away from Poole Quay and the High Street.

Benefitting from very recent renovations to include a new kitchen and boiler, the property also offers a huge loft room (currently used as a bedroom) occupying the entire second floor. Please note that the property is currently undergoing re-decoration.
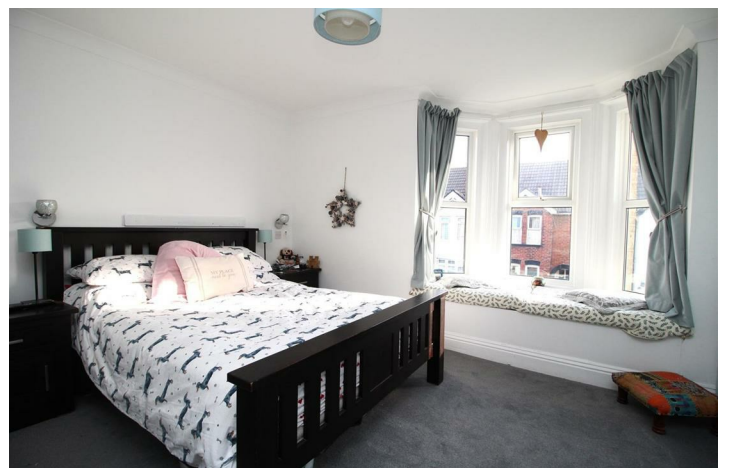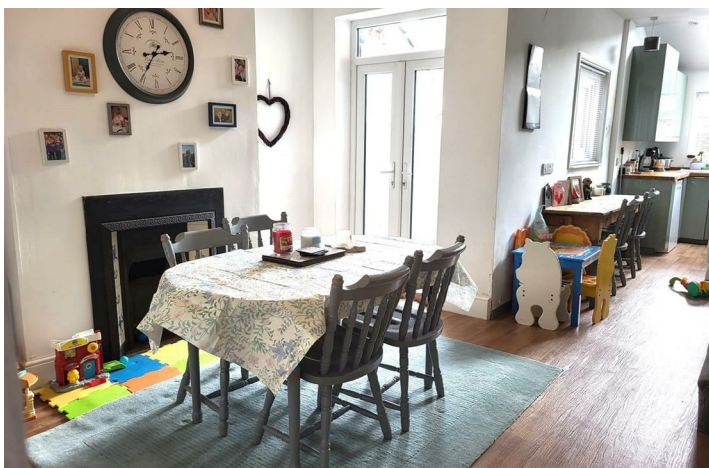
ENTRANCE HALL

With a door leading to the lounge and entrance to the dining room, the hallway has a large storage cupboard and a wall hung radiator.

LOUNGE 14'4" x 10'6" (4.37 x 3.2)

A very light room with a high ceiling, this room benefits from having a large bay window, a log burner and a wall hung radiator.

DINING ROOM 14'0" x 12'0" (4.27 x 3.66)

With French Doors leading to the garden, the dining room has an open fireplace with a wall hung radiator. A storage cupboard is located under the stairs. A large open entrance to the kitchen allows light to flood through.

KITCHEN/BREAKFAST ROOM 15'0" x 8'6" (4.57 x 2.59)

Attractive high gloss fitted kitchen offering a range of wall and base units with solid oak worktops and a ceramic butler sink. The lower units are fitted with a fan assisted electric oven and a four burner gas hob along with an integral fridge freezer. The recently installed boiler is fitted into one of the wall units.

MASTER BEDROOM 14'2" x 12'2" (4.32 x 3.71)

A generous double room with bay windows and a window seat with storage underneath. Two double built-in wardrobes and two wall light points.

BEDROOM 2 12'0" x 8'3" (3.66 x 2.51)

Double bedroom with a large window overlooking the garden.

BATHROOM 10'0" x 8'6" (3.05 x 2.59)

A modern bathroom comprising of a bath with shower over, a wall hung wc and a vanity unit basin set within a mirrored recess. An abundance of storage cupboards make good use of the space available.

LOFT ROOM 19'6" x 12'4" (5.94 x 3.76)

A fully converted generous loft room currently being used as a bedroom, this is accessed via a full sized staircase. A good sized velux window allows plenty of natural light into the room as well as giving a rooftop view of the surrounding area. A double built in wardrobe and access to an extensive storage area within the roof space.

TENURE

Freehold

Council Tax Band C £1822.55 (2024)

EPC Rating D

Material; Standard Brick Construction

Broadband: Standard 15 Mbps 1 Mbps Good
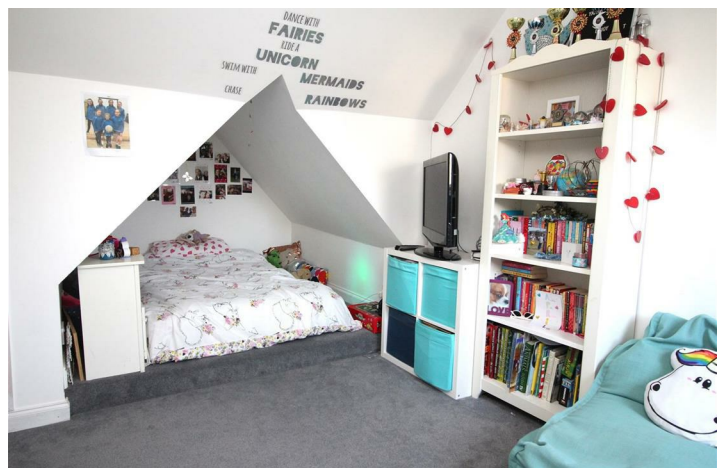Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 100 Mbps

Environment Agency Flood Risk: low risk of surface water flooding
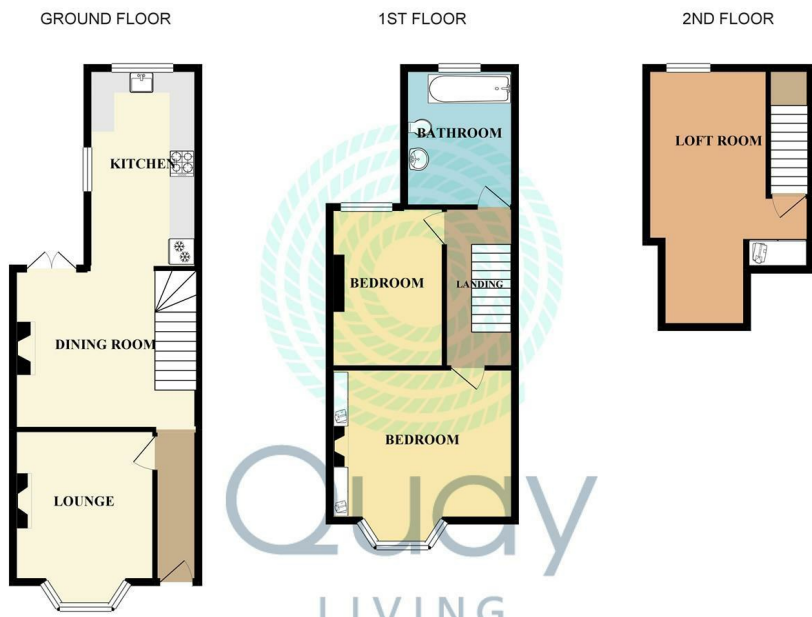low risk of flooding from rivers and the sea

Rear Garden

An attractive garden area featuring patio to the rear of the property, leading onto a lawned area and decked terrace to the far end.
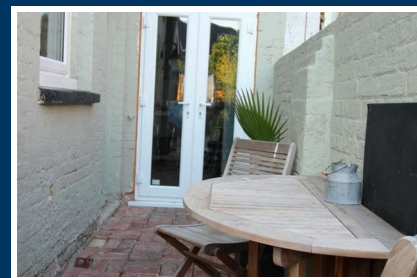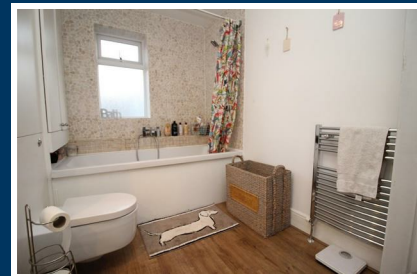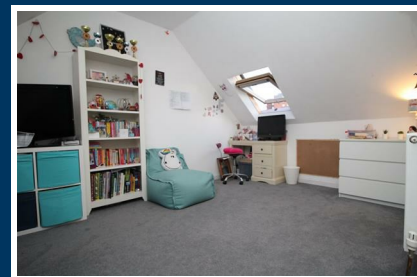
LEGAL NOTICE

In accordance with Section 21 of the Estate Agents Act 1979, Quay Living hereby notifies prospective purchasers that the vendor of this property is an employee of Quay Holidays LLP.

GROUND FLOOR

KITCHEN

DINING ROOM

LOUNGE

1ST FLOOR

BATHROOM

BEDROOM

LANDING

BEDROOM

2ND FLOOR

LOFT ROOM

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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