



Total Area: 108.7 m<sup>2</sup> ... 1170 ft<sup>2</sup> (excl. Outbuilding)  
All measurements are approximate and for display purposes only



**Accuracy:** 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.

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## Albert Road, Poole

Asking Price Of £350,000





185 Albert Road  
Poole  
BH12 2EZ

### Key features:

- No Forward Chain
- Off Road Parking
- Detached House
- Two Reception Rooms
- Popular Location
- Keys in Office!
- Outside Storage Area
- In Need Of Modernisation

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	81 B
39-54	E		
21-38	F		



### Why you'll like it

Situated in a popular location, this four-bedroom detached home offers generous living space and excellent versatility for families. Set back from the main road, the property benefits from a private driveway providing off-street parking.

Upon entering, you're greeted by a welcoming hallway leading to two spacious reception rooms. The dining room is located at the front of the property, offering a bright and airy space ideal for family meals and entertaining. To the rear, the sitting room features patio doors that open directly onto the garden, allowing natural light to flood in and creating a seamless indoor-outdoor flow. This space leads through to the kitchen, which is of a good size and boasts floor-to-ceiling units for ample storage, along with space for all necessary appliances. A convenient downstairs WC completes the ground floor.

Upstairs, the property offers four well-proportioned bedrooms, each providing comfortable accommodation for family members or guests. A family bathroom and separate toilet serves the bedrooms.

Externally, the rear garden is designed for low maintenance, with a spacious patio area ideal for outdoor dining and entertaining. The garden also features a workshop/storage area, perfect for hobbies or additional storage needs, as well as a separate shed.

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Poole limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

