



**POOLE
TOWNSEND**

17 Clarence Road,
£210,000

4 1 2



Situated in a popular residential area close to schools, Co-op and regular bus routes, this forecourt fronted mid-terraced family home offers spacious and versatile accommodation. The property comprises an entrance vestibule leading to a hallway with under-stair storage and access to three reception rooms, including a bay-fronted lounge with feature fireplace, ornate tiled inset and gas fire, a cosy family room with inset fire, and a spacious dining room with solid fuel stove. The fitted kitchen includes wall and base units, integrated appliances and decorative tiling, with access to an enclosed L-shaped rear yard. To the first floor, a split-level landing with storage and loft access leads to four bedrooms, including three doubles, plus a modernised shower room with shower cubicle, wash hand basin with storage and WC with concealed cistern. Further benefits include gas central heating and double glazing throughout.

Location

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Description

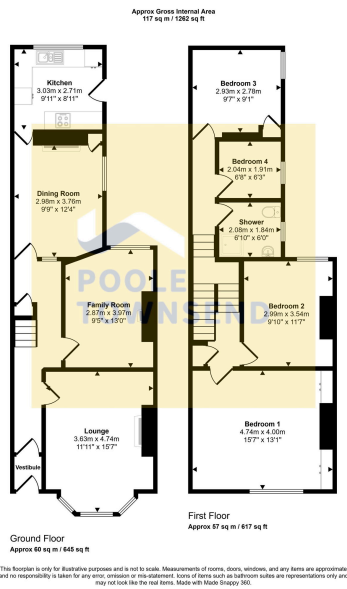
Situated in a popular residential location close to local amenities including schools, Co-op and regular bus services, this forecourt fronted mid-terraced house offers spacious and versatile accommodation ideally suited to modern family living.

The entrance vestibule leads into the welcoming hallway, where the staircase rises straight ahead with a useful storage cupboard positioned beneath. Doors from the hallway provide access to three separate reception rooms, offering flexible living and entertaining space.

To the front of the property, the impressive bay-fronted lounge features a substantial fireplace with ornate tiled inset, over-mantle mirror and fitted gas fire, creating an attractive focal point to the room. The adjoining family room offers a more cosy atmosphere with an inset gas fire set within the chimney breast.

To the rear, a spacious family dining room provides an ideal area for gatherings and everyday living, centred around a solid fuel stove positioned on a raised hearth within the chimney. Beyond the living





- 4 Bed Terraced House
- Close To Local Amenities
- A Bay-Fronted Lounge
- A Spacious Dining Room
- A Fitted Kitchen
- Featuring an Enclosed Rear Yard
- A Modernised Shower Room
- Double Glazing
- Offering Three Reception Rooms
- Featuring Four bedrooms



Visit us at
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