

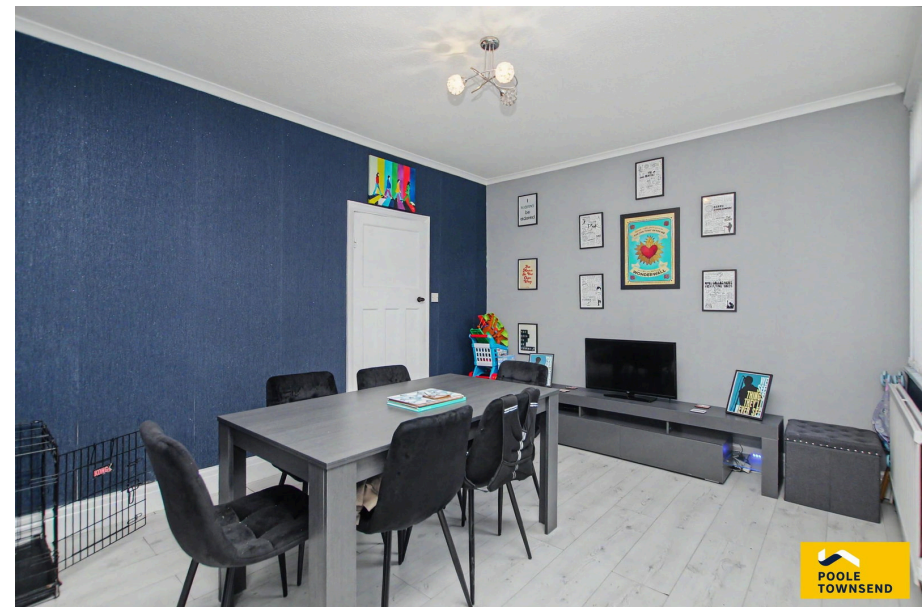


**POOLE
TOWNSEND**

165 Roose Road

£195,000

3 1 2



A well-presented three-bedroom mid-terraced home situated in the popular and convenient Roose Road area, offering excellent access to local amenities, regular bus services and Roose railway station just a few hundred yards away. The property provides well-proportioned accommodation including a bright bay-fronted lounge, separate dining room, modern fitted kitchen, three bedrooms and a family bathroom, with useful loft access and fitted storage to the bedrooms. Externally, there is a front garden and driveway together with a terraced rear garden featuring a patio, lawn and a large deck, providing a versatile outdoor space for relaxation and entertaining.

Location

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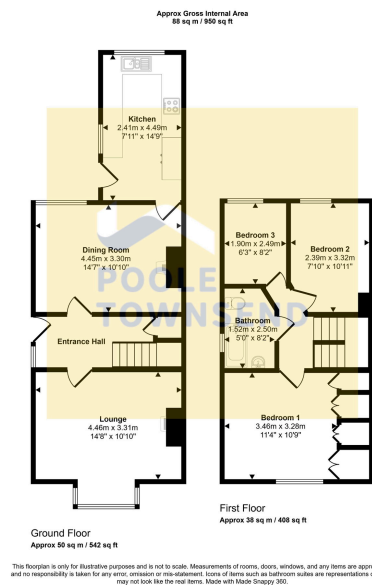
Description

Roose Road is a popular and established residential location, well served by a regular bus service and conveniently positioned for a range of local amenities. Cambridge Street Primary School, a chemist, Co-op, library, local corner shop and a selection of food takeaways are all within easy reach. Roose railway station is only a few hundred yards away, making this an excellent location for commuters.

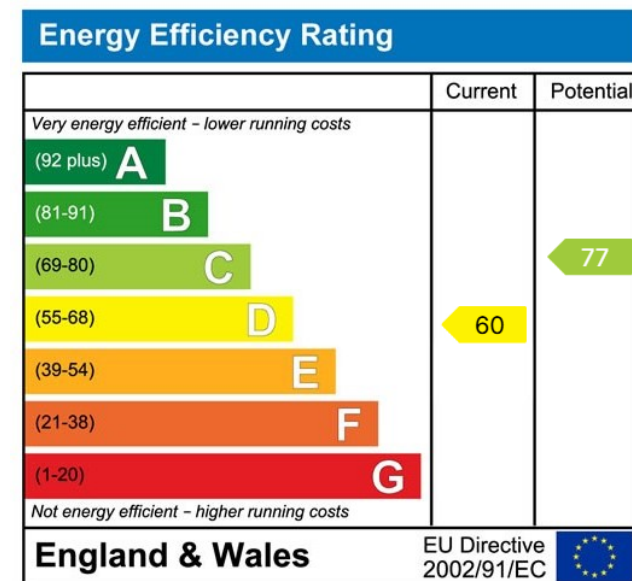
The property is entered via a central hallway with the staircase immediately ahead and useful storage beneath. Doors lead to the two principal reception rooms. The bay-fronted lounge overlooks the front garden and is a naturally bright and airy room, featuring a fire set within the chimney breast with a polished chrome-effect surround. The dining room is similarly well proportioned and benefits from a feature fire within the chimney breast. The room overlooks the rear garden and provides direct access into the kitchen.

The modern kitchen is fitted with a comprehensive range of units, complemented by wood-effect laminate work surfaces incorporating a single-drainer sink with mixer tap. Integrated appliances include an oven and microwave, electric halogen-style hob with coloured splashback and cooker hood, fridge, freezer and washing machine. The central heating boiler is concealed within a cupboard beside the





- Three Bedrooms
- Mid-Terraced Home
- Excellent Access To Local Amenities
- Bay Fronted Lounge
- Modern Fitted Kitchen
- Fitted Bedroom Storage
- Front And Rear Garden
- Driveway
- Decking Area



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