

Warren Road | Lower Parkstone | Poole | BH14 9HP

Offers in excess of
£300,000

BEEZUMS

Warren Road | Lower Parkstone
Poole | BH14 9HP
Offers in excess of £300,000

- **VICTORIAN CHARACTER HOME**
- **SOME MODERNISATION REQUIRED**
- **TWO RECEPTION ROOMS**
- **EXCELLENT SCHOOL CATCHMENT**
- **EXCELLENT LOCATION**
- **THREE BED**
- **LEVEL SUNNY GARDEN**
- **NO FORWARD CHAIN**

**VACANT POSSESSION **
A charming 3 bedroom VICTORIAN HOME located in a QUIET ROAD within walking distance of both ASHLEY CROSS & PENN HILL. COURT HILL AND BADEN POWELL CATCHMENT.















A charming three bedroom character home offering a surprisingly spacious 931 sq ft of accommodation over two floors. Situated in a highly sought after BH14 location, this well presented mid-terrace property boasts an exceptionally bright and positive feel throughout, presenting an exciting opportunity for buyers looking to update and modernise both the interior and exterior to their own taste.

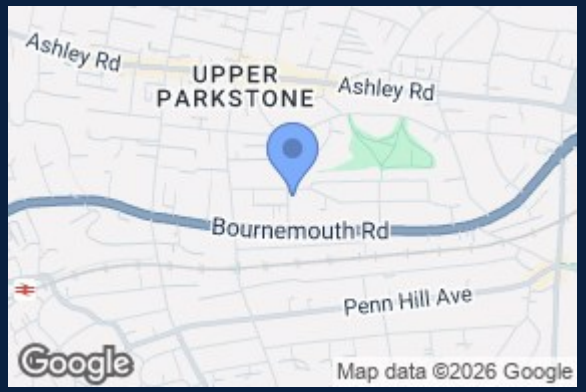
Upon entering through the entrance hallway, you are greeted by a separate front lounge featuring a traditional character bay window that floods the room with natural light. Across the hall, a generous separate dining room provides a versatile second reception space with an under stairs cupboard. This flows directly through to a good sized kitchen. To the very rear of the ground floor, a practical utility area and a separate WC lobby lead to the family bathroom.

Upstairs, a central first floor landing leads to three well proportioned bedrooms. The main bedroom is an exceptionally large, full width double room positioned at the front of the property, featuring its own character bay window.

Externally, the rear garden is level and enjoys a bright, sunny aspect. While it currently requires some landscaping and attention, it offers a fantastic blank canvas for garden enthusiasts. It features a lawn, a timber storage shed and a wooden deck situated at the far end ideal for outdoor seating.

The home falls into the highly regarded school catchments for Courthill Infant and Baden Powell Junior schools. Warren Road is exceptionally convenient, offering a short walk to the vibrant boutique shops, cafes, and restaurants of both Ashley Cross Village and Penn Hill Village.

Offered with the benefit of no forward chain.

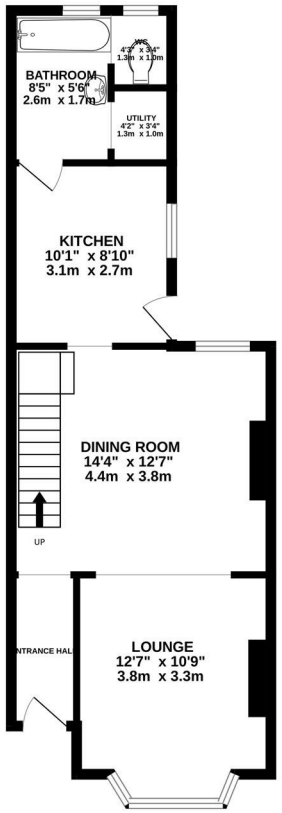




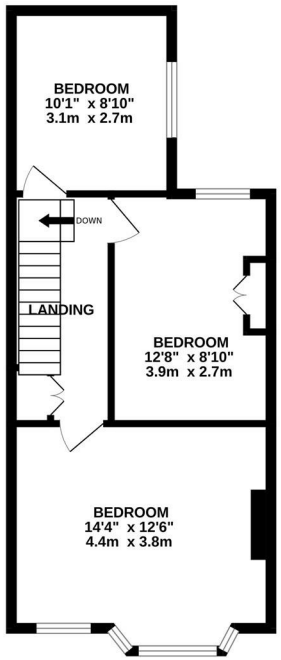
01202 733733
office@beezums.com

BEEZUMS

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.

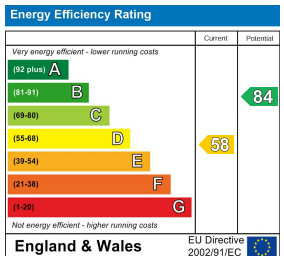


TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026

Council Tax Band **C**

EPC Rating **D**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.