



**POOLE  
TOWNSEND**

38 Cobden Street,  
£99,950

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Ideally situated within easy reach of the town centre, local schools, and a leisure centre with excellent facilities, this mid-terrace property presents an excellent opportunity for buyers looking to modernise and add value. Offered to the market with no upper chain, the home is well positioned for convenient everyday living. The accommodation begins with an entrance hall featuring a central staircase, which separates the front dining room, complete with a gas fire, from the spacious lounge. The lounge flows through to the kitchen, offering a range of storage units and space for freestanding appliances. To the first floor are two bedrooms, including a generously sized double bedroom and a versatile single bedroom with a built-in wardrobe. The accommodation is completed by a bathroom fitted with a three-piece suite. Outside, the property benefits from an enclosed L-shaped rear yard with a useful outbuilding, providing additional storage space.

### **Directions**

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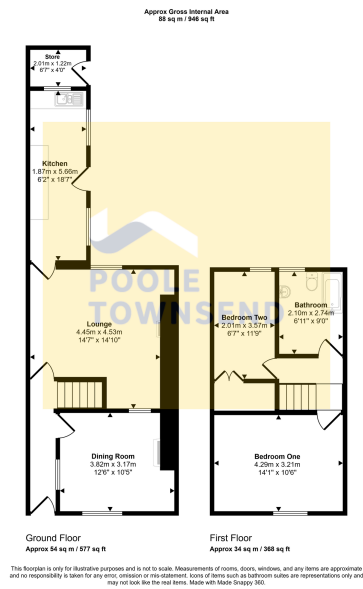
### **Description**

This mid-terraced home offers well-proportioned accommodation in a convenient location, just a short distance from the town centre and ideally positioned for access to local primary and secondary schools, as well as a popular leisure centre with a swimming pool, gym, and outdoor play facilities. Offering comfortable accommodation with scope for a purchaser to personalise and update to their own taste.

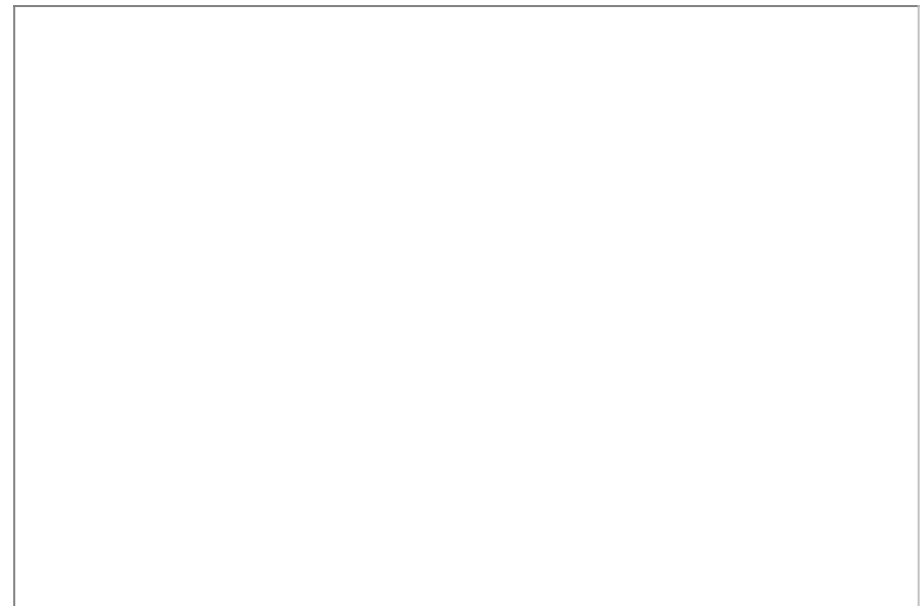
Upon entering, the entrance hall features a central staircase that neatly separates the two reception rooms. To the front of the property is a charming dining room, complete with a gas fireplace and built-in storage cupboard, creating a cosy and characterful space for dining and entertaining. The spacious lounge sits at the heart of the home, providing a comfortable and versatile living area with access through to the kitchen at the rear.

The kitchen is fitted with a range of storage units, complemented by work surfaces and an inset sink with hot and cold taps. There is ample space for a variety of freestanding appliances, including a





- 2 Bed Terraced House
- No Upper Chain
- Close To Local Amenities
- Perfect Property To Modernise And Add Value
- A Front Dining Room
- A Spacious Lounge
- The Lounge Flows Through To The kitchen
- A Generously Sized double Bedroom
- A Versatile Single Bedroom
- An enclosed L-shaped Rear Yard



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