



**POOLE
TOWNSEND**

117 Greengate Street,
£120,000

3 1 1



This forecourt-fronted Victorian terrace is conveniently located close to local shops, amenities, Greengate Street Junior School and bus services. The property benefits from gas central heating, double glazing and a modernised bathroom. The ground floor comprises an entrance vestibule, hallway and two reception rooms separated by sliding doors, including a bay-windowed lounge and dining room leading to the fitted kitchen. The kitchen offers ample storage, cooking facilities, space for appliances and access to an enclosed, walled rear yard with external storage. Upstairs are three generously sized double bedrooms and a bathroom fitted with a white suite and shower over the bath. Offering spacious accommodation, traditional character and scope for further modernisation, this property is ideal for buyers looking to create a home to their own taste.

Location

What3Words///town.pigs.plenty

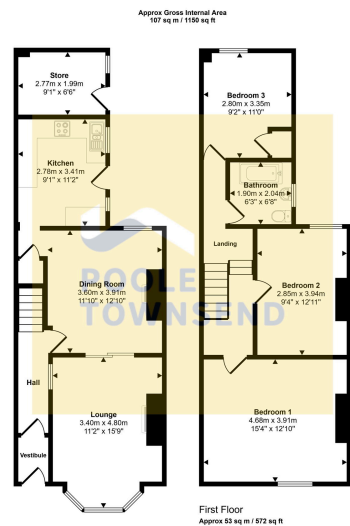
Description

This forecourt-fronted Victorian terrace is conveniently situated alongside a local bus route and within a short walk of the community centre, newsagents, Greengate Street Junior School, bakery and chemist. Offering well-proportioned accommodation, the property benefits from gas central heating, double glazing and a modernised bathroom, with plenty of potential for further updating and personalisation.

The entrance vestibule leads into a welcoming hallway and onwards to two reception rooms, separated by sliding doors. The front lounge features a bay window and fireplace with a gas fire, which is currently disconnected and not in use. The dining room benefits from a tall window overlooking the rear yard and provides access to the kitchen.

The kitchen is fitted with a range of wall and base units, laminate worktops and an inset sink, together with a hob, concealed cooker hood and oven with grill below. There is plumbing for a washing machine and space for a fridge/freezer. A rear door opens onto the enclosed, walled yard, which also benefits from external storage.





Ground Floor
Approx 54 sq m / 578 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Happy 360.

- Forecourt-Fronted Victorian Terrace
- Modernised Bathroom
- Double Glazing
- Walled Rear Yard
- Convenient location To Local Amenities
- Gas Central Heating
- Two Reception Rooms
- Three Double Bedrooms



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