



9 St.Helier Road
Parkstone, Poole, BH12 4LJ



A spacious 2 bedroom house with driveway parking and a good size garden offering great potential and offered with no chain.

- Entrance hall
- Sitting/dining room
- Kitchen
- Downstairs wc
- 2 double bedrooms
- Wet room
- Garden – 60ft (approx.)
- Driveway parking
- Gas central heating
- Double glazed
- No chain

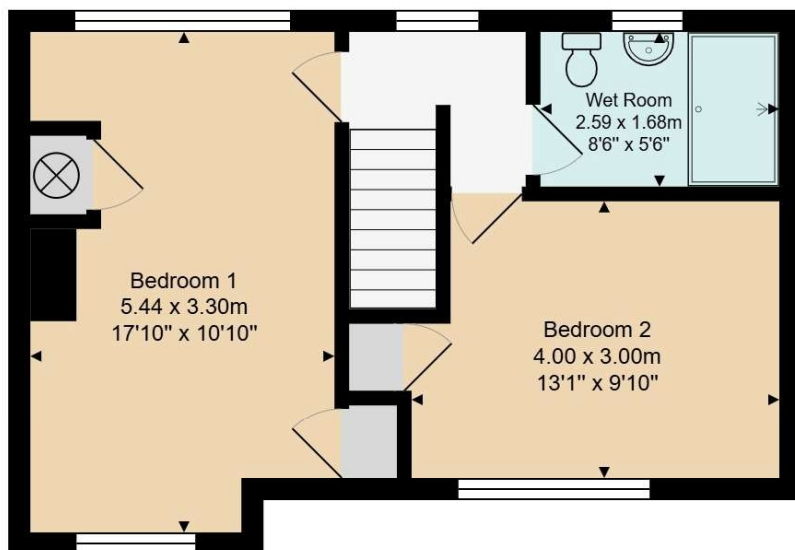
ASKING PRICE:

£275,000 (freehold)

EPC RATING:

Band - E





Total Area: approx 77.6 m² ... 836 ft²

All measurements are approximate and for display purposes only.

PROPERTY DESCRIPTION

Offered for sale for the first time in an extraordinary 74 years, this spacious terraced home presents an exciting opportunity for buyers seeking a property with significant potential for modernisation and improvement. Having been well maintained throughout its ownership, the property provides a solid foundation for refurbishment and offers tremendous scope to create a wonderful home tailored to individual tastes and requirements.

Situated along a quiet residential road in the popular Parkstone area, the property benefits from driveway parking, a generous rear garden and well-proportioned accommodation throughout.

The accommodation is entered via an entrance hall with stairs rising to the first floor. The principal reception room is a spacious sitting/dining room featuring dual-aspect windows overlooking both the front and rear gardens, creating a bright and airy living space with ample room for both lounge and dining furniture.

The kitchen is fitted with a modest range of units and offers space for a variety of appliances. A useful larder cupboard provides additional storage. Leading from the kitchen is a rear lobby giving access to the garden, an understairs storage cupboard and a cloakroom fitted with a WC.

On the first floor, the landing leads to two particularly spacious double bedrooms, both benefitting from fitted cupboards. Completing the accommodation is a wet room fitted with a three-piece suite comprising a WC, wash hand basin and wet room-style shower.

Externally, the property is set back from the road with driveway parking to the front and offers further potential to create additional off-road parking if required, subject to any necessary consents. A shared side pathway provides access to the rear garden, which is a notable feature of the property. The garden is laid predominantly to lawn and enjoys a patio terrace ideal for outdoor seating and entertaining, together with a useful brick-built store.

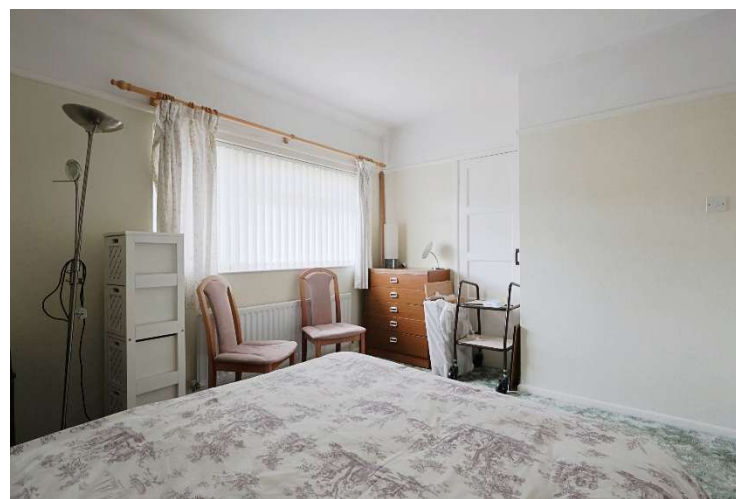
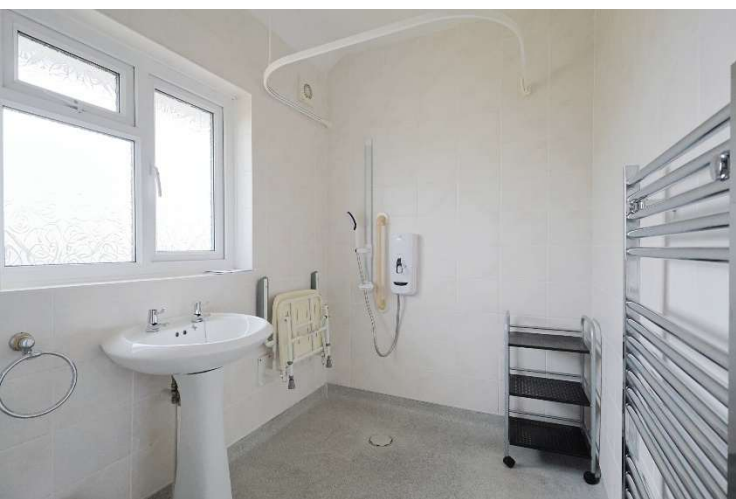
This is a rare chance to acquire a much-loved home with enormous potential in a convenient and established residential location.

LOCAL AREA

The property is set in a quiet residential area on the edge of Parkstone, within a short walk of Bourne Valley Nature Reserve, perfect for dog walkers. The general area is well served with local amenities, schooling and transport links.

ADDITIONAL INFORMATION

Council tax – B



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk