

Warren Road, BH14



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ESTATE AGENTS

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What it's got.

This modernised home still keeps much of its original Victorian character.

On the ground floor, there is a spacious through lounge/diner with a bay window that brings in plenty of natural light and offers good space for both seating and dining. To the rear, the kitchen/breakfast room is bright and provides ample cupboard space. The family bathroom is also located on this level.

Upstairs, there is a generous main bedroom with a bay window, along with two further double bedrooms. There is also access to the loft via a hatch.

Outside, the garden is designed to be low maintenance, with a good-sized patio area suitable for outdoor seating and BBQs, and the rest laid to lawn.





What the owner says.

“We fell in love with the house as soon as we walked in - it’s so lovely and bright. All the rooms felt so much bigger than other places we had looked at, especially the main bedroom. The living spaces have been great for entertaining, and we’re so lucky to have side access for those summer bbqs! We’ll miss our lovely neighbours, who have always been so friendly and helpful as we made our way in our first home.”



Where it is.

Warren Road is a highly popular road, predominately resided with families and professionals. It is so convenient to most things with the shops and schools in walking distance and both Ashley Cross & Penn Hill villages in easy reach you really do have most things on your doorstep. Parkstone & Branksome train stations are nearby with direct routes to Waterloo, London (easy for commuters). Poole & Bournemouth town centres & the award winning beaches of Sandbanks are a short drive or cycle away.





GROSS INTERNAL AREA
 FLOOR 1: 538 sq.ft, 50 m², FLOOR 2: 456 sq.ft, 42 m²
 TOTAL: 994 sq.ft, 92 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Approx 994 Sqft
- Courthill and Baden-powell school catchment
- Victorian property
- EPC-E
- Council tax band - C
- 3 Double bedrooms
- Great location a short distance from both Ashley Cross and Penn Hill village
- Semi-detached

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.