

Library Road, Poole, BH12



Katie  Fox
ESTATE AGENTS

01202 721999 katiefoxea.co.uk

What it's got.

This charming three double-bedroom family home is set on a quiet residential road, just a short walk from the shops, local amenities, and bus routes. Bright and spacious throughout, the property retains many original features that add to its character.

The ground floor offers a welcoming lounge with a large bay window and feature fireplace, a separate dining room, and a generous fully fitted kitchen/breakfast room. There is also a convenient downstairs WC.

Upstairs, a spacious landing leads to three well-proportioned double bedrooms and a modern family bathroom.

Externally, the property boasts a secluded and substantial rear garden, featuring a sizeable decking area and lawned section. To the front, there is ample off-road parking.





What the owner says.

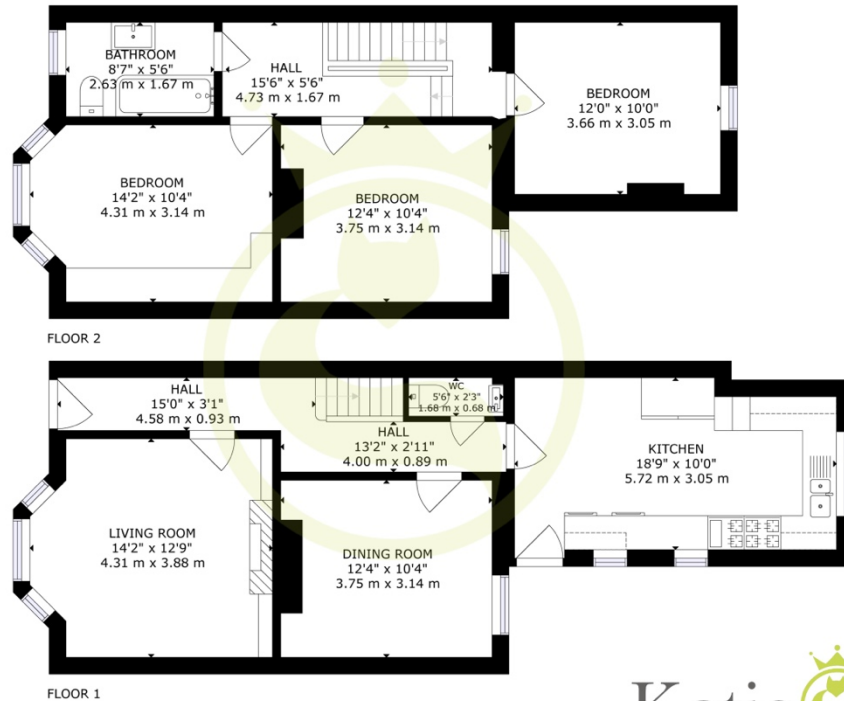
“Beautiful Victorian house we love the high ceilings, period features and large kitchen. The garden also feels secluded, gets loads of sun and isn’t overlooked. The neighbouring properties are quiet and the school traffic doesn’t affect the top of the hill where we are. If we weren’t moving out the area we wouldn’t sell.”



Where it is.

The property is situated in an established, popular residential area of Parkstone, a stone’s throw from Branksome recreation ground and within easy reach of the highly popular Branksome retails park. Ashley road shops and eateries are close to hand as well as the award-winning sandy beaches of Bournemouth and Poole. Branksome train station is nearby with fast links to Southampton and London, Waterloo





GROSS INTERNAL AREA
FLOOR 1: 610 sq.ft, 57 m², FLOOR 2: 550 sq.ft, 51 m²
TOTAL: 1160 sq.ft, 108 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Katie Fox
 ESTATE AGENTS

Technical bits.

- Approx 1160 Sq. Ft in accommodation
- EPC - C
- Driveway for multiple cars
- Large westerly facing rear garden
- 3 bedrooms, 1 bathroom
- Short distance from Branksome train station with links to London Waterloo
- Downstairs WC
- Spacious character home
- Short distance to Heatherlands primary school

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.