

**2 Belmont Road, Lower Parkstone,  
Poole , BH14 0DB**

**£350,000  
Freehold**

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A traditional three bedroom end of terrace house situated within a popular and established residential area, close to the Ashley Road and within the Courthill and Baden Powell catchment areas. The house offers spacious and well laid out accommodation comprising entrance hall, sitting room, dining room, a modern fitted kitchen, three bedrooms and a modern family bathroom. Other features include gas central heating, double glazing, a south facing rear garden and a driveway. Offered for sale with vacant possession.



**APPROACH** From the road across the brick paved driveway to:

**COVERED STORM PORCH** With tiled threshold step and half glazed UPVC front door to:

**ENTRANCE HALL** Panelled radiator, staircase rising to first floor

**LOUNGE** 13' 8" into bay x 10' 7" (4.17m x 3.23m) Front aspect UPVC double glazed bay window, panelled radiator, wall mounted electric fire, exposed wooden floorboards

**DINING ROOM** 12' 1" x 11' 2" (3.68m x 3.4m) Panelled radiator, UPVC double glazed rear and side aspect windows, tiled fireplace with gas point, built in understairs storage cupboard, exposed floorboards

**KITCHEN** 14' 1" x 8' 8" (4.29m x 2.64m) Fitted with a range of modern units comprising base and wall mounted drawers and cupboards with complimentary worksurface areas having ceramic tiled splashbacks, one and a half bowl sink unit with swan neck mixer tap, space and plumbing for automatic washing machine and dryer, space and plumbing for slimline dishwasher, space for a free standing fridge/freezer and gas cooker, UPVC double glazed front and side aspect windows, tiled floor, panelled radiator, glazed UPVC door to side

**FIRST FLOOR LANDING** Panelled radiator, access to loft hatch, built in airing cupboard with hot water cylinder and linen shelving

**BEDROOM 1** 13' 9" into bay x 8' 6" (4.19m x 2.59m) UPVC double glazed front aspect window, range of built in wardrobes with fitted hanging rails, shelving and sliding doors, panelled radiator

**BEDROOM 2** 12' 1" x 9' 6" (3.68m x 2.9m) UPVC double glazed front and side aspect windows, panelled radiator, exposed floorboards

**BEDROOM 3** 8' 10" x 7' 6" (2.69m x 2.29m) UPVC double glazed rear aspect window, panelled radiator, built in cupboard with fitted shelving and further open recessed shelving

**BATHROOM** Fitted with a modern white suite comprising low flush WC, pedestal wash hand basin, bidet, bath with mains shower, part ceramic tiled walls, obscure glazed UPVC double glazed front aspect window, panelled radiator



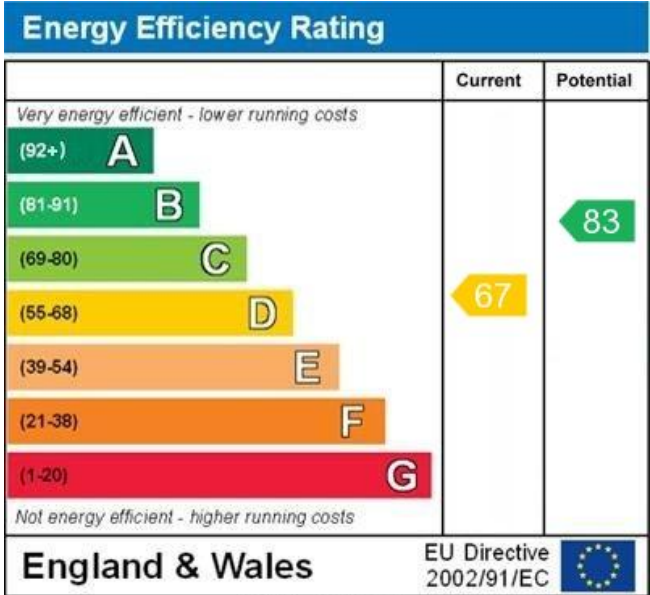
**OUTSIDE - REAR** From the kitchen steps lead to a paved patio area to one side of the house which has been positioned to take full advantage of the morning sun. A UPVC door leads to an outside toilet and there is a foldable awning. A wooden gate then leads to the main area of garden which is south facing and predominantly laid to lawn. To the rear of the garden is a large timber workshop and there is a further wooden garden shed. The garden is enclosed by wood panel fencing and a mature conifer hedge

**FRONT** A paved pathway extends down one side of the house to the front where there is a brick paved driveway.

**COUNCIL TAX BAND 'C'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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