

3 Waterloo Road, Poole, BH17 7JX

**£349,950
Freehold**



A well presented detached bungalow set on a good size plot from the front to the rear. The front driveway provides ample off road parking and leads down the side of the property to the garage. Internally the property is offered in good condition and comprises a spacious hallway with access to all rooms, modern fitted kitchen breakfast room, lounge/dining room, two double bedrooms (one of which is used as a reception room) and a modern fitted shower room. The property benefits from gas central heating and double glazing.

ENTRANCE HALL 13' 9" x 8' 4" (4.19m x 2.54m)
UPVC opaque front door, gas radiator, UPVC opaque front door cupboard housing storage and combination boiler, doors leading to all rooms

LOUNGE/DINING ROOM 19' max. x 13' 8" narrowing to 10' 4" in the dining area (5.79m x 4.17m) Triple aspect with UPVC double glazed asking patio doors to front elevation, two UPVC double glazed window to either side, stone fireplace surround, two gas radiators

KITCHEN 12' 10" x 10' 3" (3.91m x 3.12m) Large range of modern base and eye level units to include drawers, built in electric Delonghi oven with four ring gas hob, one and a half bowl stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, space for tall standing fridge freezer, dual aspect with UPVC window to side elevation and UPVC door to rear elevation, door to larder style cupboard with small opaque window, gas radiator

BEDROOM 1 11' 11" x 9' 10" (3.63m x 3m) UPVC double glazed window to front elevation, gas radiator

BEDROOM 2 11' 11" x 9' 7" (3.63m x 2.92m) (Currently second lounge) UPVC sliding patio doors to rear elevation overlooking rear garden, gas radiator

SHOWER ROOM A modern suite with double sized tiled shower unit, sink unit with storage cupboard below and low level flush WC, tiled flooring, UPVC double glazed window to rear elevation

OUTSIDE - FRONT The front garden is enclosed with a small wall and has a lawn area and mature shrubs and planted borders. A driveway providing ample off road parking leads down the side to the single GARAGE which has a tiled pitched roof with light and power and an up and over garage door.

OUTSIDE - REAR A mature and secluded beautiful rear garden with paved patio areas with pathways and lawn area centrally. Acces to the side driveway and into the rear of the garage.

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.



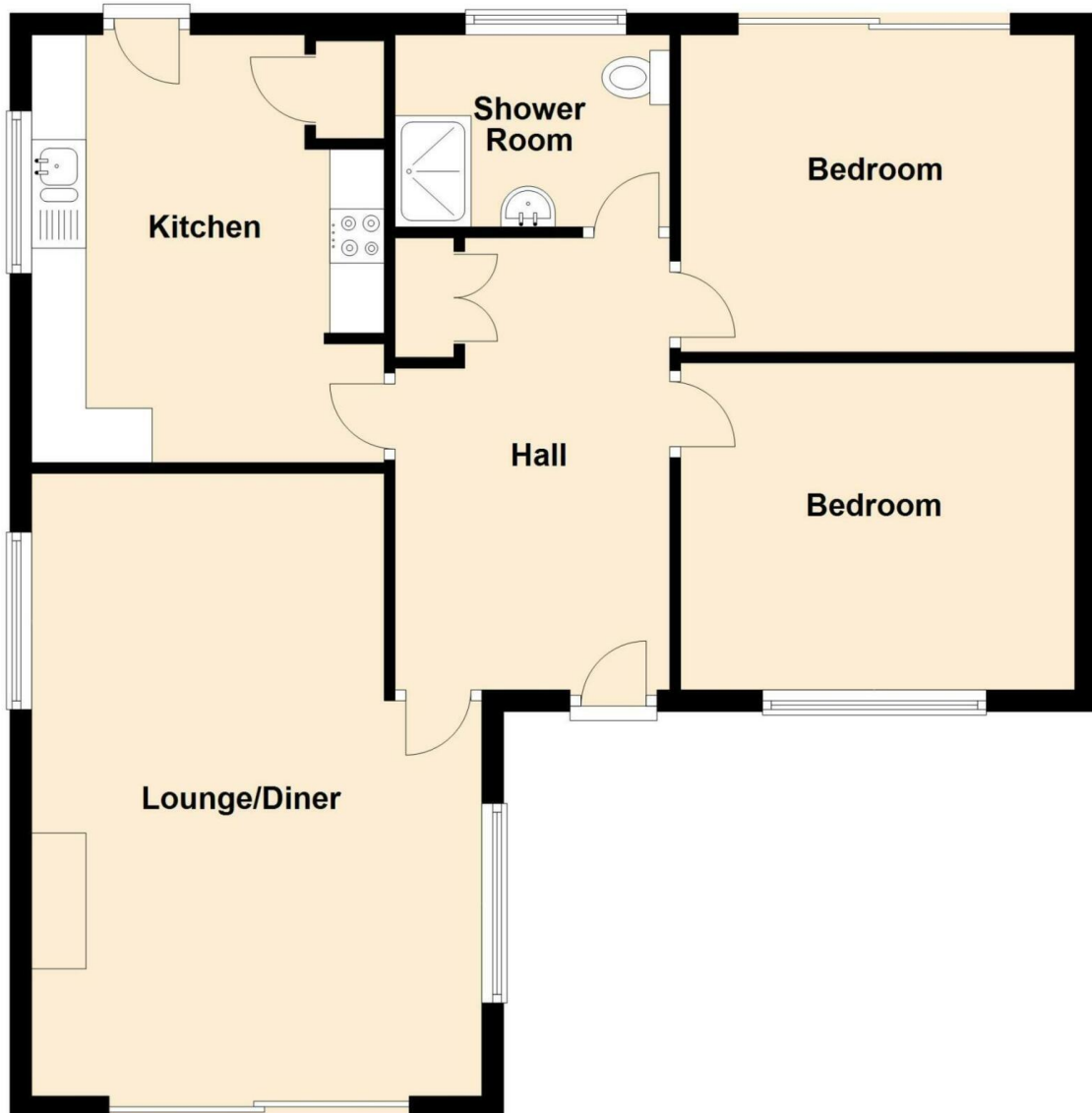
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Ref: 15272



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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