



Wallisdown Road

Poole, BH12 5AA

Guide Price £300,000

- Exceptional Two Double Bedroom Home
- Good Specification Throughout
- Modern Fitted Kitchen/Diner
- Off Road Parking for Several Vehicles (stdk)
- South Facing Private Rear Garden
- Close Proximity to Schooling/Shopping
- Motivated Seller
- Popular Wallisdown Location



HOUSE & SON

House & Son are delighted to be able to offer for sale this well appointed two double bedroom semi-detached house in the popular Wallisdown location. This home benefits from an approximately 16ft x 9ft kitchen/diner with integrated appliances and direct access onto private patio and south facing garden to rear. The immediate area supports good schooling, shopping and travel links to further afield. A really rare find in the housing market with motivated seller!

RECESSED PORCH

Inset UPVC double glazed panelled front door with obscure double glazed side panel.

ENTRANCE HALL

Provision for shoes/coats. Radiator.

LOUNGE

15' 10" x 11' 0" (4.83m x 3.35m)

Dual aspect double glazed picture windows with view to front and rear, potential for French doors to access south facing garden to rear. Radiator. TV media point. Feature "floating" fire. Dado rail. An inviting, light and airy room.

KITCHEN/DINER

15' 9" x 9' 4" (4.8m x 2.84m)

"The heart of the home". Double glazed window to front, double glazed French doors to rear accessing onto south facing private lawned patio and garden. One and half bowl enamelled sink with drainer, "swan neck" mixer taps over. Fitted range of high gloss white units with extensive range of eye level units incorporating glass fronted display units, complementing range of base units with quartz melamine work top surfaces over, complementing "brick" style part tiled walls. Inset five ring gas hob, chimney style filter hood over. Integrated dishwasher, integrated fridge/freezer. Inset double oven. Provision for table and chair set. Recessed ceiling downlighters.

UTILITY ROOM

2' 10" x 2' 10 plus storage to side" (0.86m x 0.86m)

Space and plumbing for washing machine and tumble dryer.

Obscure double glazed window to side. Storage to side.

STAIRS TO FIRST FLOOR LANDING

Double glazed picture window to rear with view over south

facing lawned rear garden. Access to loft.

BEDROOM ONE

15' 10" x 11' 1 to back of wardrobe" (4.83m x 3.38m)

Dual aspect double glazed windows with view over south

facing rear garden. Radiator. Built-in floor to ceiling

wardrobes with floor to ceiling sliding door fronts

incorporating hanging rails, shelving/organiser.

BEDROOM TWO

12' 8 max" x 9' 10" (3.86m x 3m)

Double glazed window to front. Radiator.

BATHROOM

Obscure double glazed window to rear. Bath with side panel,

taps over. Fitted shower over the bath, exposed chrome

pipes and over head/hand held shower. Pedestal wash hand

basin, cabinet surround for storage. Low level WC. Tiled

walls, heated towel rail.

OUTSIDE FRONT

Brick boundary wall, wide driveway entry. A deep and wide

lawned garden. Potential for additional off road parking, if

required.

OFF ROAD PARKING

Driveway parking for one/two vehicles tandem style (subject

to dropped kerb). Pathway to side with 6ft gate accessing

rear garden.

REAR GARDEN

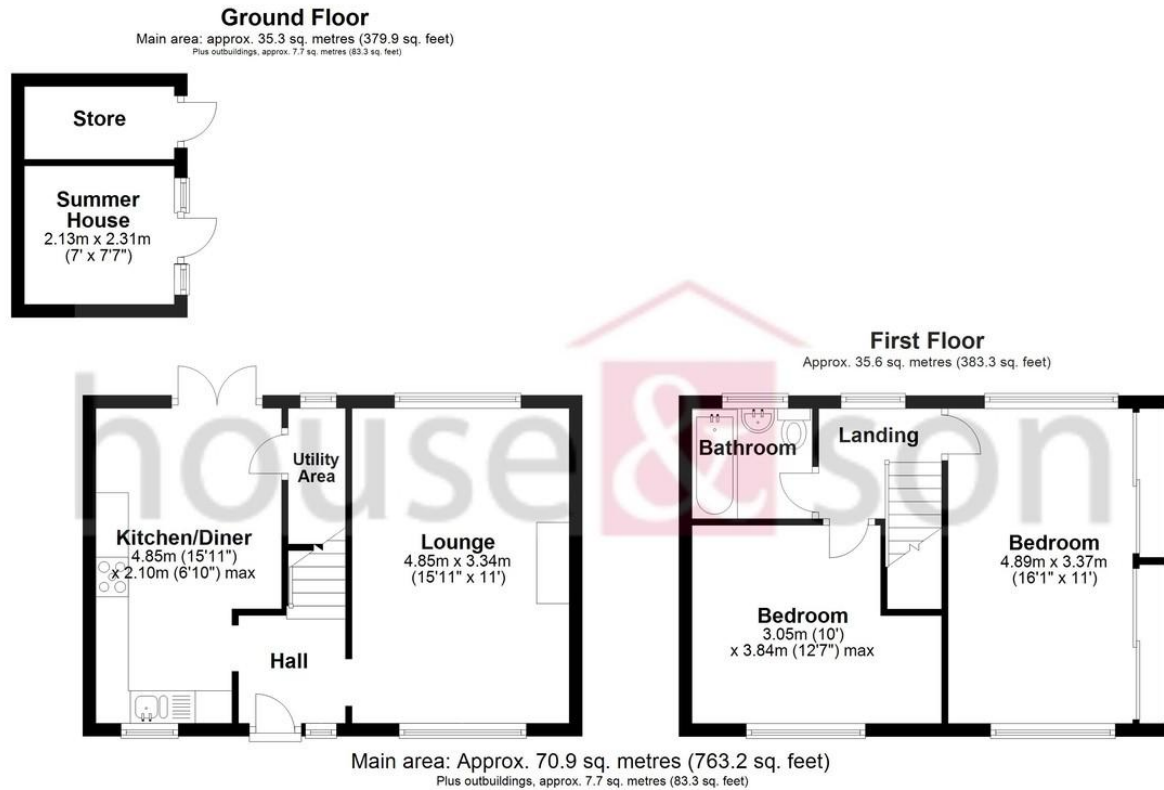
South facing patio area for entertaining. The remaining

garden is lawned. Established flower shrub borders. Private

outlook. Outside tap. Wood chalet/summer house with

attached storage to side.





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Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

English | [Contact us](#)

Energy performance certificate (EPC)

45, Wimborne Road PO12 6AA	Energy rating D	Valid until 1 December 2024
Property type Semi-detached house	Certificate reference 8396_7029_3110_0011_0001	
Total floor area 83 square metres		

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