



## 52 Florence Road, Poole BH14 9JF

Nicely positioned close to Penn Hill and Ashley Cross lies this charming character terraced house offering the scope to update and improve. The property also falls within the favoured Courthill and Baden-Powell school catchments and is offered with no forward chain.

**EPC:** TBC **Council Tax Band:** B **GUIDE PRICE:** £280,000 Freehold







## Key Features

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- CHARACTER PERIOD TERRACED HOUSE
- ENTRANCE HALLWAY
- SEPARATE LOUNGE WITH FEATURE FIREPLACE
- DINING ROOM
- UTILITY AREA & GROUND FLOOR CLOAKROOM
- TWO DOUBLE BEDROOMS
- SPACIOUS BATHROOM
- GOOD SIZE SOUTH FACING GARDEN
- POPULAR & CONVENIENT LOCATION
- CLOSE TO PENN HILL & ASHLEY CROSS

## The Property

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### INTERNALLY

#### Ground Floor

From the entrance hallway, a door leads into the cosy front lounge with bay window and feature fireplace. Located behind there is a separate dining room and there is the potential to create an open through lounge/dining room if desired and subject to any consents.

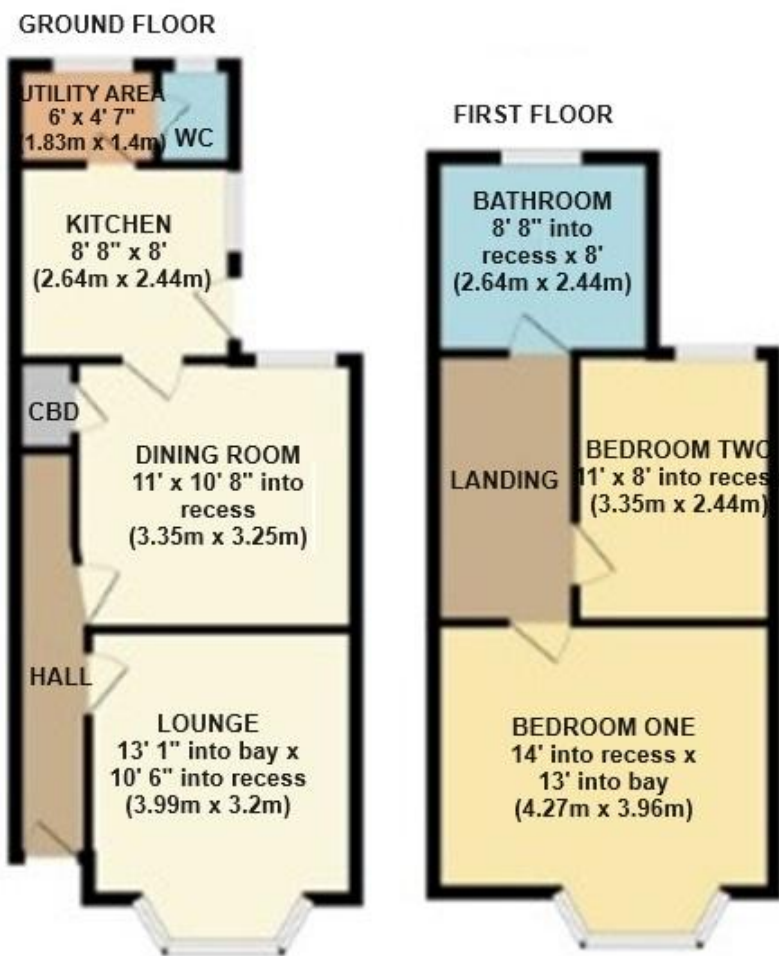
The dining room then leads through to the kitchen with a door out to the rear garden and doors from the kitchen lead in to the utility area and ground floor cloakroom.

### First Floor

On the first floor there are two double bedrooms serviced by a spacious family bathroom located to the rear.

### EXTERNALLY

Outside there is a large south facing rear garden with a pathway located at the far end.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(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	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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