

**12 Verulam Road, Lower Parkstone, £369,950
Poole, BH14 0PP Freehold**



This older style semi-detached home with an exceptional plot is situated in the end of a popular cul-de-sac close to Poole Park. The accommodation comprises a reception hall, ground floor cloakroom, lounge, separate dining room, kitchen, three double bedrooms on the first floor, bathroom/shower room and an additional loft room. There is a detached garage and off road parking and a very large side and rear garden. The property also benefits from UPVC double glazing and gas radiator heating.

UPVC FRONT DOOR TO:

RECEPTION HALL Parquet style flooring, double radiator, corner cloaks cupboard, telephone point, dado rail, window to side, wall mounted central heating thermostat control with timer/programmer on the wall below, smoke alarm (not tested).

GROUND FLOOR CLOAKROOM With low level WC, wash hand basin with tiled splash back, radiator, fully tiled and exposed walls, UPVC opaque double glazed window.

LOUNGE 14' 2" maximum into bay x 12' 0" (4.32m x 3.66m) Textured and coved ceiling, double radiator, two wall light points, feature bay window overlooking the front garden.

DINING ROOM 12' 4" x 11' 5" maximum (3.76m x 3.48m) A feature raised fireplace with pebble and gas effect integrated fire, two wall light points, single radiator, double glazed sliding patio doors onto the rear garden, TV aerial connection, hatch to kitchen.

KITCHEN 12' 10" x 7' 5" (3.91m x 2.26m) Fitted with a modern range of beech coloured units with chrome furniture comprising a sink and a half sink unit with mixer tap, space and plumbing for automatic washing machine, space and plumbing for dishwasher, additional base cupboards and drawers, inset four ring gas hob, built in single oven with cupboard above and appliance space below with further cupboards and drawers under, open corner display shelf unit, space suitable for upright fridge/freezer, dual aspect windows, fully wood panelling on the walls and ceiling, UPVC double glazed opaque door to the rear garden.

Stairs from the reception hall lead to hall landing with opaque double glazed window to side and a further few steps up to the:

FIRST FLOOR LANDING Parquet style flooring, smoke alarm (not tested).

BEDROOM ONE 15' 0" maximum into bay x 10' 2" to front of fitted furniture (4.57m x 3.1m) Along one wall there is a range of fitted furniture which incorporates two double and one single door wardrobe cupboard with the single one being mirror fronted, adjacent chest drawers unit with a central space for a stall and flanked by two nests of three drawers and cupboards over, TV aerial connection, radiator, telephone point, textured and coved ceiling, feature bay window overlooking the front garden.

BEDROOM TWO 12' 5" x 9' 8" (3.78m x 2.95m) Two double door fitted wardrobe cupboards with matching cupboards above, single radiator, textured and coved ceiling, aluminium double glazed window overlooking the rear garden.

BEDROOM THREE 9' 0" x 7' 7" (2.74m x 2.31m) Radiator, aluminium double glazed window overlooking the rear garden, textured and coved ceiling.

BATHROOM/SHOWER ROOM Fitted with a white suite comprising panel bath with mixer tap, pedestal wash hand basin, mixer tap and pop up waste, walk in shower with sliding shower screen door, low level WC, ladder style heated towel rail (not tested), part tiled and part pine panelled walls and pine panel ceiling with inset spot lights, two opaque UPVC double glazed windows.

Open tread ladder style stairwell up to the:



LOFT ROOM 16' 0" x 13' 4" excluding a deep recess (4.88m x 4.06m) (Irregularly shaped so measurements approximate) Access to eaves storage space, Velux style window, power points and strip light. restricted head room is certain areas but would be a useful hobby / games room / study.

OUTSIDE The front garden has been arranged as an area of off road parking for a couple of vehicles and also a detached garage with double opening doors and gate between them leading through to the exceptional rear and side gardens. there is an additional stone/concrete shed at the back of the garage. Outside meter. Adjacent to the back door there is a stone raised patio style seating area, a few steps down to the particularly large lawned garden with an abundance of well stocked flower and shrub borders, established trees and the garden is enclosed to the majority by 6' panel fencing. There is a summer house with a paved patio in front and concrete railway sleeper steps from the back of the house down to the lower area of garden. From the back of the house there is an additional wide patio area and there is an outside light and water tap and balustrading providing a delightful raised area overlooking the exceptional plot.

COUNCIL TAX BAND 'D' This information has been supplied by Poole Borough, and we would suggest you verify this information prior to purchase.

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Ref: 11997



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

