



FOR SALE
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WHERE SERVICE COUNTS

**Balston Road, Poole
Dorset, BH14 0QH**

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Price On Application

A charming, three double bedroom, two reception room, Victorian home with an 80ft south westerly rear garden and off road parking for one car, set within ½ a mile of the shops on Ashley Road.

This character home has been lovingly cared for by the current owner for the last 20 years, who originally bought the house due to the location being close to local shops, the size of the rooms and the high ceilings, which give a real feeling of space throughout.

Set at the rear is a generous lounge with double glazed doors opening onto a mature, and sunny garden.

At the front of the property is the spacious kitchen/dining room with a beautiful bay window in the dining area.

As you make your way up the staircase with a wooden balustrade you will find a large window which allows plenty of light into the landing. On the first floor, there are three double bedrooms with the bedroom at the rear having far reaching views over rooftops to Canford Heath. All three bedrooms are serviced by a white, traditional styled family bathroom with a bath and a separate shower cubicle.

Additional benefits include gas central heating and double glazing.

Poole Town Centre is just under 2 miles away and offers a wide range of shops, restaurants and bars and the famous Poole Quay. Poole Park is just a little further on, with a popular boating lake. A cafe and a restaurant are situated around the waterside and the park offers an enjoyable family day out with many leisure amenities.

COUNCIL TAX BAND: C

EPC RATING: D

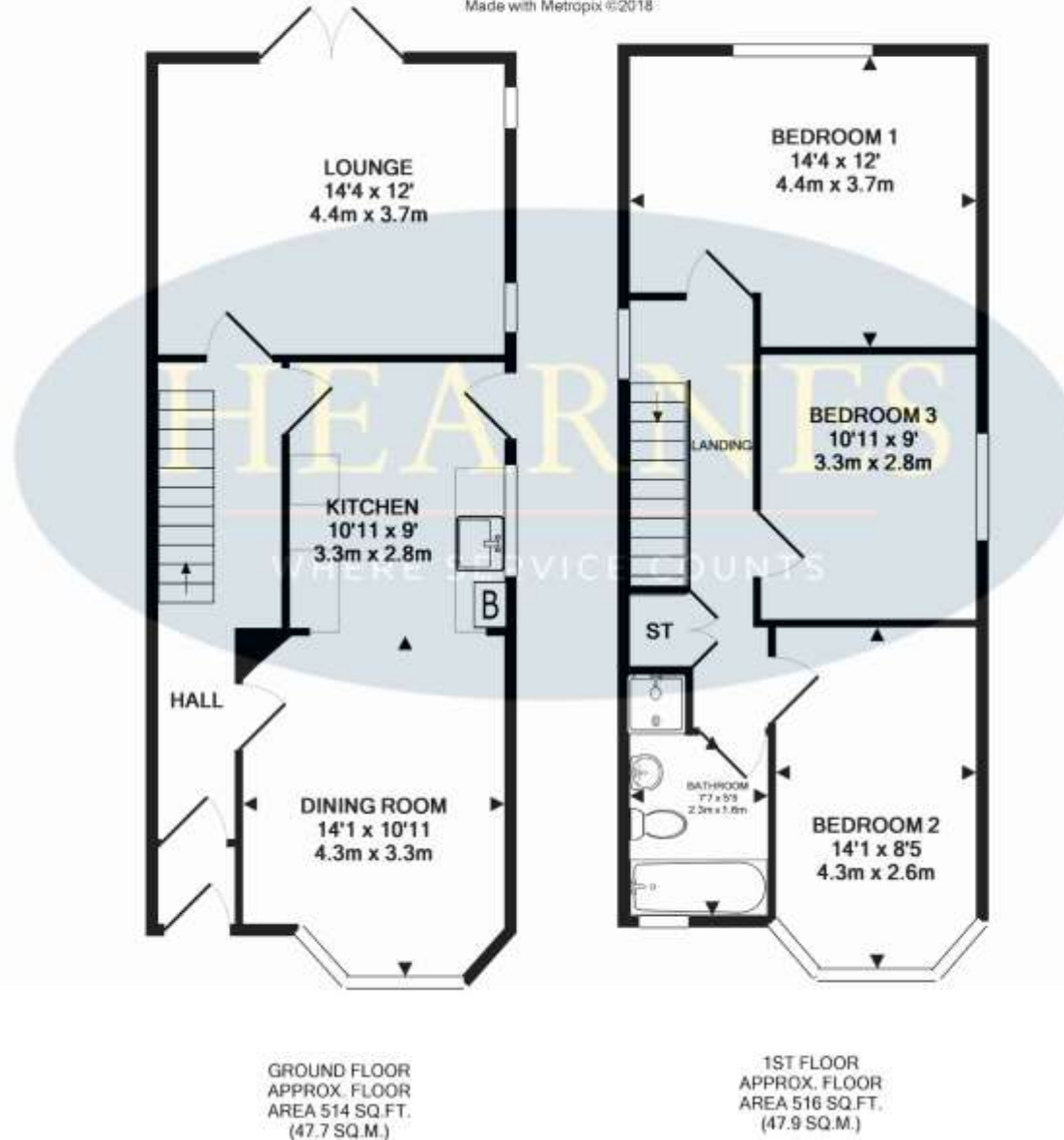
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1030 SQ.FT. (95.6 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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