

**3 Hardy Road, Lower Parkstone,
Poole, Dorset, BH14 9HN**

**£349,950
Freehold**



A three bedroom Victorian semi detached house situated in this popular and established residential area. The property offers spacious and well configured accommodation presented in exceptional condition throughout having been sympathetically renovated within the last eighteen months to create a stylish and contemporary home enhanced by a number of lovely period features such as the original internal doors, picture rails, high ceilings and fireplaces. Some of the recent work has included a new fitted kitchen with limestone flooring, complete redecoration, fitted wardrobes in the main bedroom, bespoke fitted white shutters and Amtico flooring.

APPROACH An original decorative tiled pathway leads to the front door with threshold step and two outside lights.

MULTI POINT UPVC FRONT DOOR Opens into:

ENTRANCE PORCH With original tiled floor, glazed panelled door opens into:

ENTRANCE HALL Wall mounted radiator with decorative radiator cover, staircase to first floor, laminate flooring, understairs storage cupboard, door to:

LOUNGE/DINER

LOUNGE AREA: 15' 1" x 12' 4" A light double aspect room with a UPVC double glazed front aspect bay window with bespoke fitted white shutters, panelled radiator, open fireplace with painted surround, raised tiled hearth and wood burner in situ, built in storage cupboards to chimney recess, picture rail, Amtico flooring.

DINING AREA: 11' 3" x 10' 10" Fireplace with painted surround, raised tiled hearth, built in storage cupboards to chimney recess, panelled radiator, picture rail, glazed UPVC door to rear garden

KITCHEN 13' 8" x 9' 10" (4.17m x 3m) Recently fitted with a range of modern soft close units comprising base and wall mounted drawers and cupboards with complimentary worksurface areas having ceramic tiled splashbacks, single bowl enamel sink unit with chrome swan neck mixer tap, stainless steel electric oven with matching Bosch four ring gas hob and extractor hood above, wall mounted cupboard housing Glow Worm central heating boiler, space and plumbing for automatic washing machine and tumble dryer, space for free standing fridge/freezer, integrated dishwasher, limestone flooring, two UPVC double glazed rear aspect windows, further side aspect window and stable door to rear garden

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO:

FIRST FLOOR LANDING Access to loft space, panelled radiator

BEDROOM 1 14' 10" x 11' 0" (4.52m x 3.35m) Front aspect UPVC double glazed bay window with bespoke fitted white shutters, original decorative fireplace, built in wardrobes to chimney recess, wall mounted radiator, picture rail, Amtico flooring

BEDROOM 2 11' 2" x 10' 10" (3.4m x 3.3m) UPVC double glazed rear aspect window, panelled radiator, original fireplace, wall mounted radiator, picture rail

BEDROOM 3 8' 7" x 8' 3" (2.62m x 2.51m) UPVC double glazed rear aspect window, panelled radiator, original fireplace, recessed bookshelves



WC Modern white suite comprising low flush WC, wash hand basin with chrome mixer tap, mosaic glass tiled splashbacks, mirror above and drawers under, UPVC double glazed side aspect window, part ceramic tiled walls, tiled floor

BATHROOM Modern white suite comprising panel enclosed bath with mixer tap, shower attachment, rail and curtain, pedestal wash hand basin, panelled radiator, UPVC double glazed front aspect window

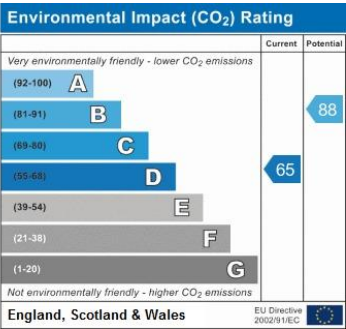
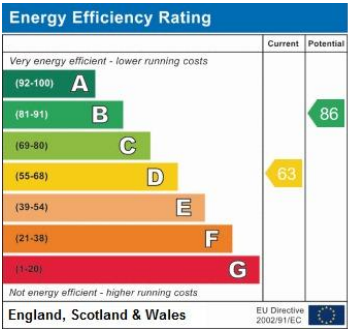
OUTSIDE - REAR To one side of the house is a paved patio which leads to a raised decked area (both having been redone in the last year) making an idea area for outside seating or dining. The remainder of the garden is laid to lawn with surrounding flower and shrub borders. The garden is enclosed by wood panelled fencing and there is a timber garden shed. A wooden gate gives access down one side of the property to:

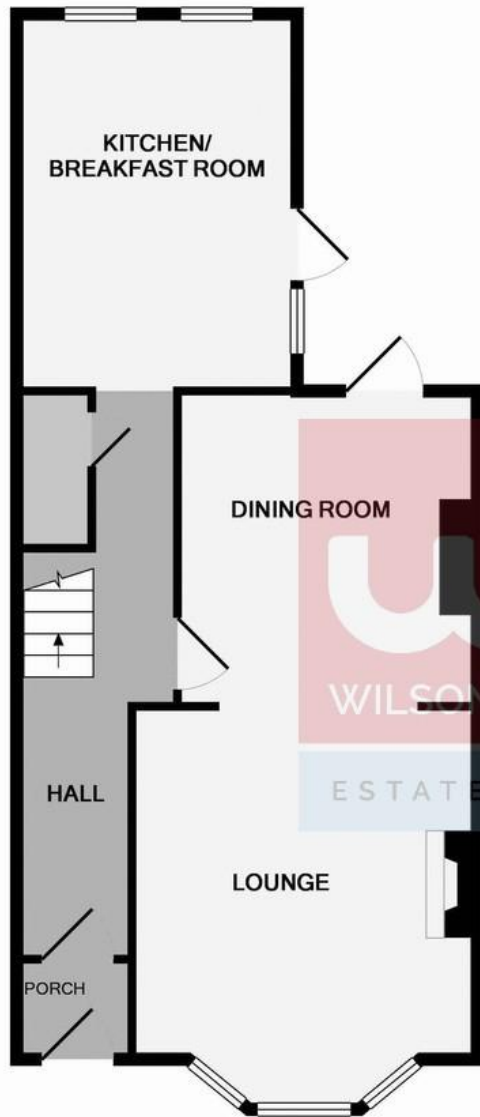
OUTSIDE - FRONT The front garden has been laid with slate chippings for easy maintenance. There is also a garage with the property.

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.

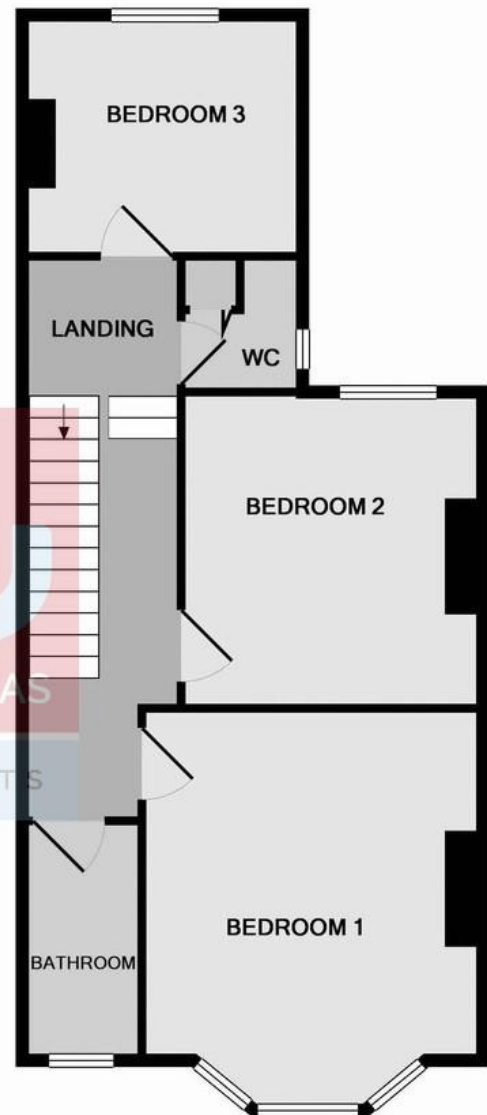
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Ref: 13368





GROUND FLOOR



1ST FLOOR

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