

FOR SALE



Wayne Road, Poole
£235,000


MARTIN&CO



Wayne Road, Poole

Three bedroomed mid terrace house with parking

£235,000

- **ALLOCATED PARKING**
- three bedrooms
- large kitchen/diner
- bathroom & additional shower room
- excellent décor
- **NO FORWARD CHAIN!**



This **THREE BEDROOMED** house is offered for sale in beautiful decorative order! Centrally located in Parkstone with **ALLOCATED PARKING** spaces for both residents & visitors, this wonderful home is full of character & has the benefit of extra height ceilings, large picture windows, a private, enclosed courtyard sun terrace & gas central heating & double glazing throughout.

ENTRANCE HALL Extra height ceiling, with central ceiling light, double glazed window to front aspect with deep windowsill. Coat hanging area with hooks, radiator & laminate flooring.

INNER HALLWAY Continuation of extra height ceilings, central ceiling light, staircase to both first floor & lower floor, radiator, laminate flooring.

KITCHEN/DINER 15' 3" x 10' 5" (4.66m x 3.19m) This large, family sized kitchen has an extra height ceiling, large double-glazed opaque picture window to rear aspect & range of wall & base units with tiled splashbacks around the kitchen space. Stainless steel cooker hood, gas hob & oven, space & plumbing for washing machine, tumble dryer & free-standing fridge/freezer. Space for a dining suite, laminate flooring & radiator. Cupboard housing 'Worcester' gas central heating boiler fitted only three years ago with remaining warranty available.

SHOWER ROOM Extra height ceiling with central ceiling light & extractor fan. Enclosed, fully tiled shower cubicle with 'Mira Azora' shower fitted. Basin & w/c with tiled splashbacks, heated towel rail style radiator, laminate flooring.

FIRST FLOOR LANDING with central ceiling light, loft hatch & radiator.

LIVING ROOM 15' 5" x 10' 5" (4.72maxm x 3.18m) Inset spotlights with two additional wall lights, 'Velux' style window to allow maximum light into the room, radiator.

BEDROOM THREE 10' 4" x 8' 11" (3.17m x 2.74maxm) Central ceiling light, 'Velux' style window, radiator.



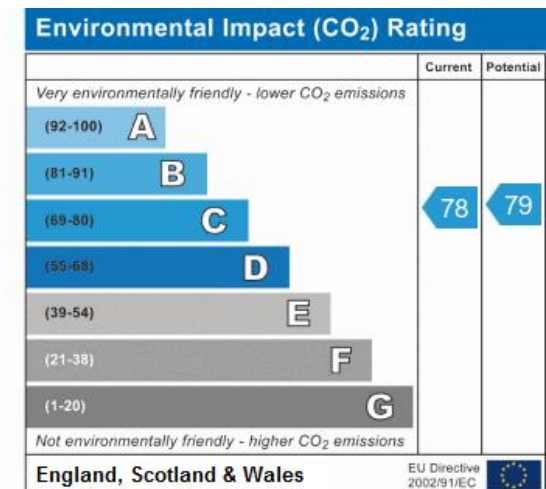
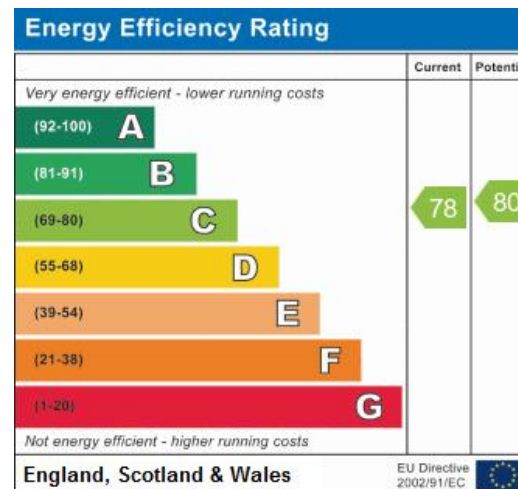
LOWER GROUND FLOOR HALLWAY Central ceiling light, large under stairs cupboard, radiator.

ALLOCATED PARKING space allocated in residents car park, with additional parking space for visitors.

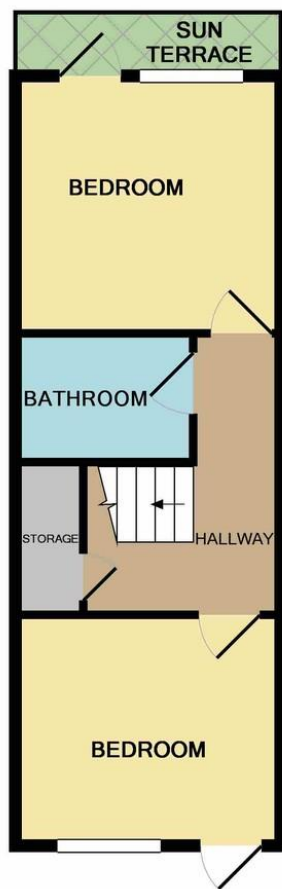
MASTER BEDROOM Central ceiling light with two additional uplighters, double glazed door & window opening onto the private & enclosed courtyard sun terrace with feature brick walling & climbing plants. Radiator.

BEDROOM TWO 10' 5" x 8' 9" (3.20m x 2.68m) Central ceiling light with two additional uplighters, double glazed door & window opening onto a further outdoor space with potential to add colour & interest with adding potted plants or climbers. Radiator.

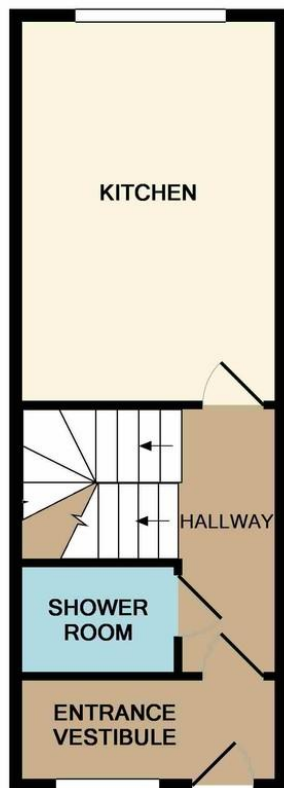
BATHROOM Central ceiling light, bath, basin & w/c all with tiled splashbacks. Shaver point, heated towel rail style radiator, laminate flooring.



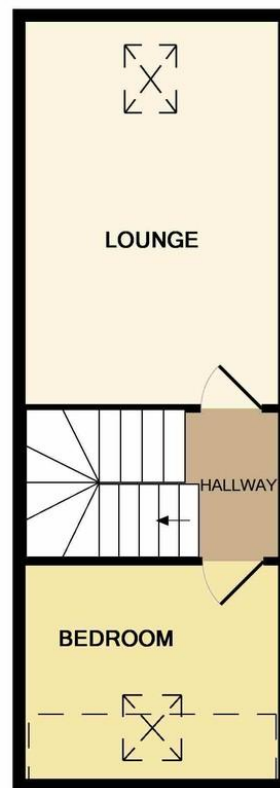




BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR

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