

FOR SALE  
25 St Marys Road, Poole, Dorset  
BH15 2LH



PHILIPPA SOLE



£350,000

—

3 double bedrooms

Bathroom

2 reception rooms

Off road parking

Corner position

No forward chain

Close to all transport links

Short walk to Poole Park

Band C - £1731.78

Freehold

[Click here for virtual tour](#)

## About this property

A charming, three double bedroom, semi detached house, positioned on a sunny corner plot in a quiet cul-de-sac location. With the addition of, off road parking for 2 vehicles and close walking distance to all local amenities.

Offered for sale, this property would be perfect as both a main home or investment property due to its location and proximity to local facilities and transport links. Restored by the present owner over the past years to a high standard, however there is still scope to extend to your own personal taste, subject to the relevant planning permission.

The enclosed lobby leads to the entrance hall, providing access to all the accommodation. The cosy lounge with bay window is positioned to the front of the property. The dining room sits centrally to the ground floor and leads open plan to a modern fitted kitchen, with a full range of floor and wall mounted units, inset gas hob with extractor over and breakfast bar. On this level is the fully tiled ground floor bathroom.

Spindled staircase leads to the first floor where there are three double bedrooms, the principle with fitted wardrobes. The property has double glazed windows and gas central heating.

Access from the kitchen/breakfast room lead to the secluded walled courtyard, perfect for sunbathing, which opens out to the level lawned garden and gateway to off-road parking for two vehicles.

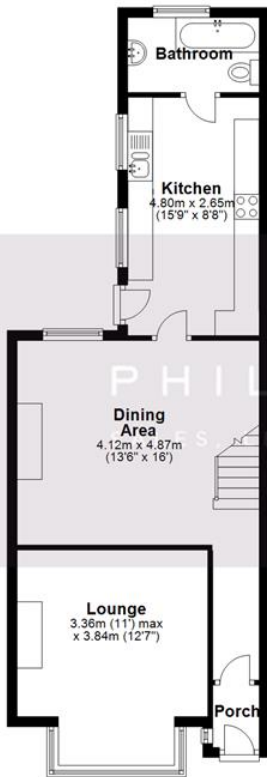
## Location

Perfect for a family or couple; just 0.3 miles and a 6-8 mins stroll to Poole Park and also in catchment for the sought after primary schools of St Mary's and Longfleet, as well as Poole High Secondary School. Poole town centre and the Quay are 0.5 miles away and can be reached via car or signposted cycle routes to enjoy a good selection of restaurants, the marina, Poole museum, shopping and a world-class arts centre, The Lighthouse. Dorset's principle arts venue is the home of Bournemouth Symphony Orchestra and showcases touring concerts, productions and a local cinema. Poole also has a main line direct train into London Waterloo, which takes approximately 2 hours.





**Ground Floor**  
Approx. 55.9 sq. metres (602.0 sq. feet)



**First Floor**  
Approx. 43.9 sq. metres (472.7 sq. feet)



**Total area: approx. 99.8 sq. metres (1074.7 sq. feet)**

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Plan produced using PlanUp

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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