



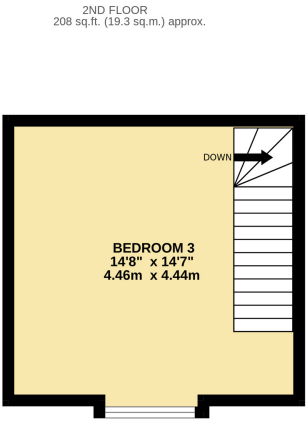
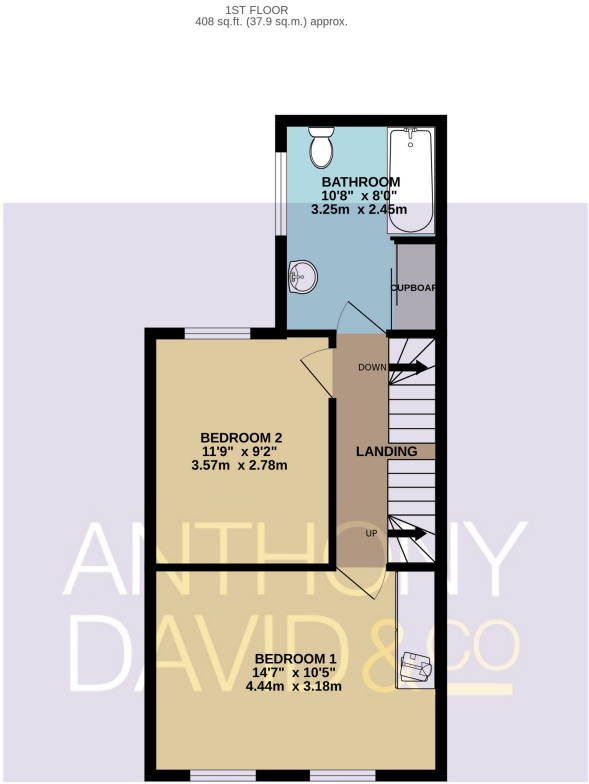
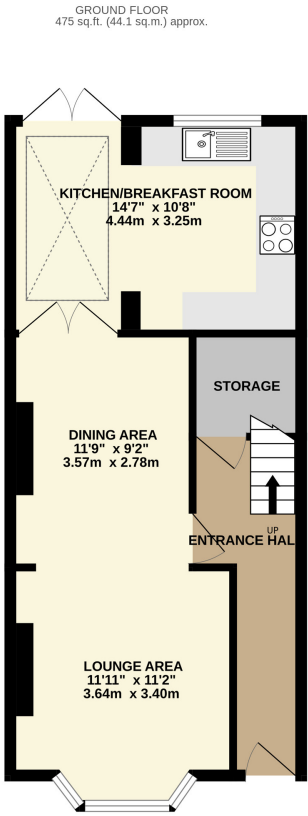
25 Longfleet Road, Poole, Dorset BH15 2HN

Guide Price £300,000 Freehold

**** GUIDE PRICE £300,000 - £310,000 ** NO FORWARD CHAIN **** A characterful two double bedroom Victorian cottage which was built circa 1875 is conveniently situated within walking distance from Poole Hospital and Poole Town centre with its array of shopping facilities and central transport links. This neat and tidy home offers over a 1000 sq ft of living space and must be viewed to appreciate not only its superb location but also the accommodation (set over three floors) on offer, which comprises: **GROUND FLOOR;** Lounge area, dining area and kitchen/breakfast room. **FIRST FLOOR;** two bedrooms and modern bathroom. **SECOND FLOOR:** Stairs to attic room which has been used as a double bedroom. Externally the property boasts a Westerly aspect garden with sun patio, lawned area and path to rear access lane and off road parking. Further features of this ideal investment/first time buy include: feature fireplace and window seat to lounge, understairs storage, UPVC double glazing and gas central heating. Nearby Schools - St Mary's Catholic Primary, Longfleet combined and Poole High School.

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**ANTHONY
DAVID & CO**



Entrance Hall Doors to

Lounge Area 11' 11" x 11' 2" (3.63m x 3.40m)

Dining Area 11' 9" x 9' 2" (3.58m x 2.79m)

Kitchen/Breakfast Room 14' 7" x 10' 8" (4.45m x 3.25m)

Landing Doors to

Bedroom One 14' 7" x 10' 5" (4.45m x 3.17m)

Bedroom Two 11' 9" x 9' 2" (3.58m x 2.79m)

Bathroom 10' 8" x 8' 0" (3.25m x 2.44m)

Stairs to

Attic Room 14' 8" x 14' 7" (4.47m x 4.45m)

Garden Westerly aspect

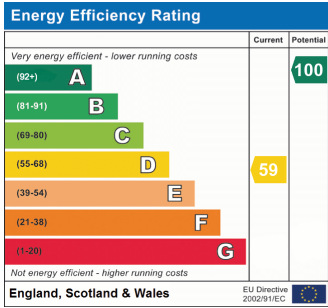
Parking To the rear

Council Tax Band C

TOTAL FLOOR AREA : 1091 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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