




47 Sopers Lane, Waterloo, Poole, Dorset BH17 7EW

Guide Price £325,000 Freehold

**\*\* GUIDE PRICE £325,000 - £335,000 \*\* NO FORWARD CHAIN \*\*** A charming three double bedroom semi detached house conveniently situated a short distance from shops, amenities and schools. Broadstone Parade with its array of local shops, eateries and leisure centre is also close to hand. The property is in need of total modernisation and internal viewing is a must to not only appreciate its fantastic location but also this 'little gem's' full potential. The accommodation on offer comprises: 23' lounge/diner, kitchen, dining area, sun room/lean to, downstairs shower room, loft room and upstairs bathroom. Externally the property boasts an extensive South facing garden with lawned area and sun patio ideal for al fresco dining in the summer months. To the front the driveway provides off road parking. Further features of this perfect project include: feature fire place to lounge, fitted wardrobes to bedrooms one and two, gas central heating and UPVC double glazing. Nearby Schools - Hillbourne Primary, Canford Heath Infants and Juniors and Poole & Parkstone Grammars.

[info@anthonydavid.co.uk](mailto:info@anthonydavid.co.uk)

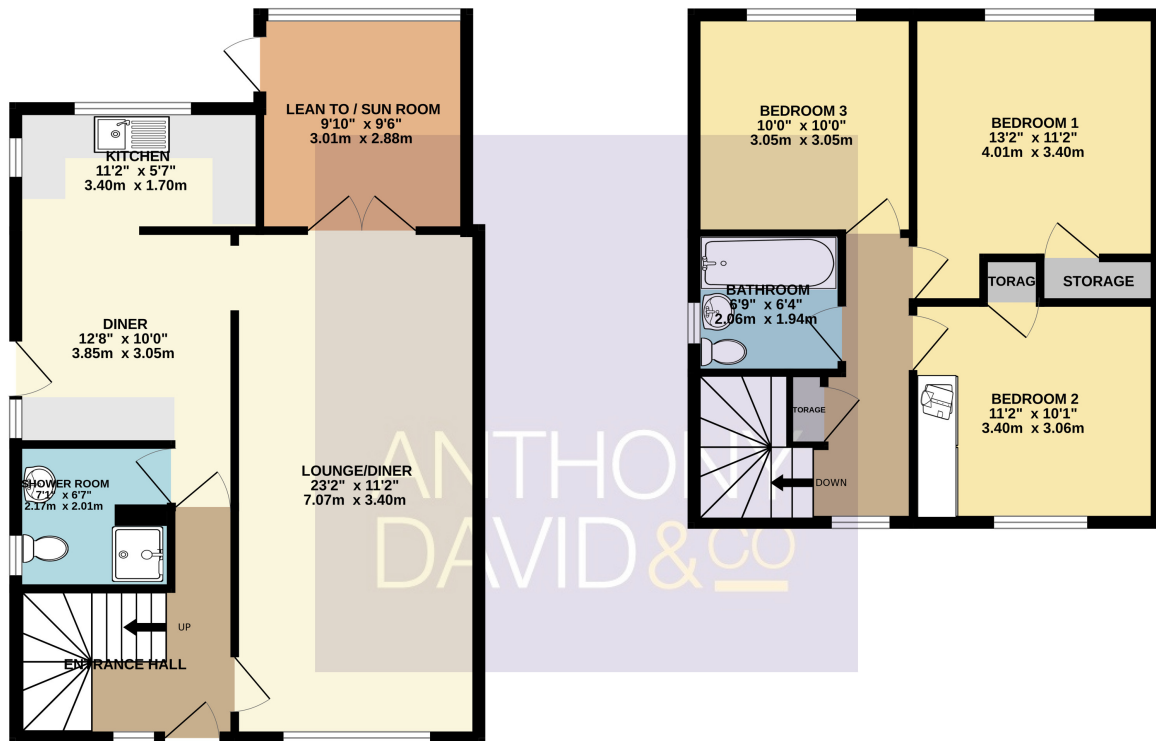
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

01202 677444 

**ANTHONY  
DAVID & CO**

GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 23' 2" x 11' 2" (7.06m x 3.40m)

Kitchen 11' 2" x 5' 7" (3.40m x 1.70m)

Dining Area 12' 8" x 10' 0" (3.86m x 3.05m)

Sun Room/Lean To 9' 10" x 9' 6" (3.00m x 2.90m)

Shower Room 7' 1" x 6' 7" (2.16m x 2.01m)

Landing Doors to

Bedroom One 13' 2" x 11' 2" (4.01m x 3.40m)

Bedroom Two 11' 2" x 10' 1" (3.40m x 3.07m)

Bedroom Three 10' 0" x 10' 0" (3.05m x 3.05m)

Bathroom 6' 9" x 6' 4" (2.06m x 1.93m)

Garden South facing

Driveway Off road parking

Council Tax Band C

TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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 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.  
Made with Metropix ©2024



Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.