



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		49
(21-38) F		
(1-20) G	8	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)



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34 Old Wareham Road, Poole, Dorset BH12 4QR

£220,000

The Property

Character three bedroom semi detached house now in need of complete refurbishment! Benefitting from two reception rooms, separate kitchen, large sunny aspect rear garden and driveway parking this home will make an ideal project for someone looking to make their home just as they like!

The property enjoys a convenient location ideally placed to take advantage of local bus services and the wide and varied mix of shopping amenities located along the Ashley Road. For more comprehensive needs, the larger town of Poole is within reach and there you will find a whole host of shops plus the bus station and main line train station with links to London Waterloo. With leisure in mind, historic Poole Quay with its mix of eateries and impressive views towards Brownsea Island is also within comfortable reach as are golden sandy beaches in nearby Sandbanks.

ENTRANCE HALL

Enclosed porch area, doors to primary rooms, stairs leading to first floor.

LIVING ROOM

10' 11" x 10' 11" (3.33m x 3.33m) Double glazed window to front aspect, fireplace with open fire.

DINING ROOM

10' 11" x 11' 10" (3.33m x 3.61m) Double glazed window to rear, fireplace with open fire, under stairs storage cupboard.

KITCHEN

9' 10" x 8' 5" (3.00m x 2.57m) Base units with worktops over, space for oven. Window to side aspect.

BATHROOM

Bath, frosted window to side aspect, wash hand basin.

W.C

Frosted window to side, w.c.

BEDROOM ONE

14' 05" x 11' 0" (4.39m x 3.35m) Double glazed windows to front aspect.

BEDROOM TWO

11' 0" x 9' 01" (3.35m x 2.77m) Double glazed window to rear aspect.

BEDROOM THREE

9' 10" x 8' 0" (3.00m x 2.44m) Sash window to rear aspect.

REAR GARDEN

Mix of hardstanding, lawn area and shingle. Storage shed.

MATERIAL INFORMATION

Tenure – Freehold
Parking – Driveway parking for multiple vehicles
Utilities – Mains Electricity and Mains Water. Please note there is no gas nor central heating in the property.
Drainage – Mains Drainage
Broadband – Refer to Ofcom website
Mobile Signal – Refer to Ofcom website
Council Tax – Band C
EPC Rating – TBC