



Asking Price

£325,000

BELBEN ROAD, POOLE, DORSET BH12 4PH

Freehold



- ◆ SEMI-DETACHED HOUSE
- ◆ THREE BEDROOMS
- ◆ DRIVEWAY PARKING
- ◆ SOLAR PANELS
- ◆ SCOPE TO EXTEND (STPP)

A well-proportioned semi-detached home offering three bedrooms, a generous garden, off-road parking, and excellent potential to extend (STPP), further enhanced by gas-fired central heating and double glazing.

Property Description

Belben Road is conveniently situated between Canford Heath and Wallisdown, close to the shopping facilities at Turbury Retail Park and within easy reach of Poole town centre. This particular home is set back from the road, offering a good degree of privacy along with driveway parking for multiple vehicles.

The accommodation comprises a bright and welcoming entrance hall, creating an sense of space and offering useful storage under stair. From here, you are led into a well-proportioned living room which comfortably accommodates both seating and dining areas and direct access to the kitchen. From the dining space, you have the added benefit of a conservatory which offers a pleasant outlook over the garden and serves as a versatile additional reception area.

The kitchen is positioned to the rear of the property and is fitted with a range of base and eye-level units, providing ample storage and workspace. It also benefits from direct access to the enclosed rear garden, making it both practical and convenient for day-to-day use.

Upstairs, the property offers two well-sized double bedrooms along with a third generously proportioned single bedroom, suitable for a child's room, guest space or home office. These are all serviced by the family bathroom, which is fitted with a traditional suite comprising a wash hand basin, WC, and a bath with shower over.

Furthermore the home benefits from gas fired heating, is double glazed throughout and has the solar paneling installed on the roof.





Garden and Grounds

The front garden is partly laid to lawn, with the majority of the space dedicated to a driveway providing off-road parking for multiple vehicles. To the side of the property, a pathway offers convenient access to the enclosed rear garden.

The rear garden has been thoughtfully landscaped for ease of maintenance, featuring well-kept flower beds alongside areas of artificial lawn, creating an attractive and practical outdoor space

Location

Bournemouth is a large coastal resort town with award-winning beaches on the south coast of England. To the east lies the famous Jurassic Coast – a World Heritage Site. Bournemouth has excellent transport connections via rail, bus, road or sea. The town has historic tropical gardens, golden sands and surfing, panoramic views from the clifftops and a bustling town centre. There are plenty of indoor and outdoor attractions including museums, galleries and many cosmopolitan restaurants, cafes and bars. Bournemouth's climate and location has made it a popular destination for visitors. The town is also a regional centre of business and home of the Bournemouth International Centre (BIC).



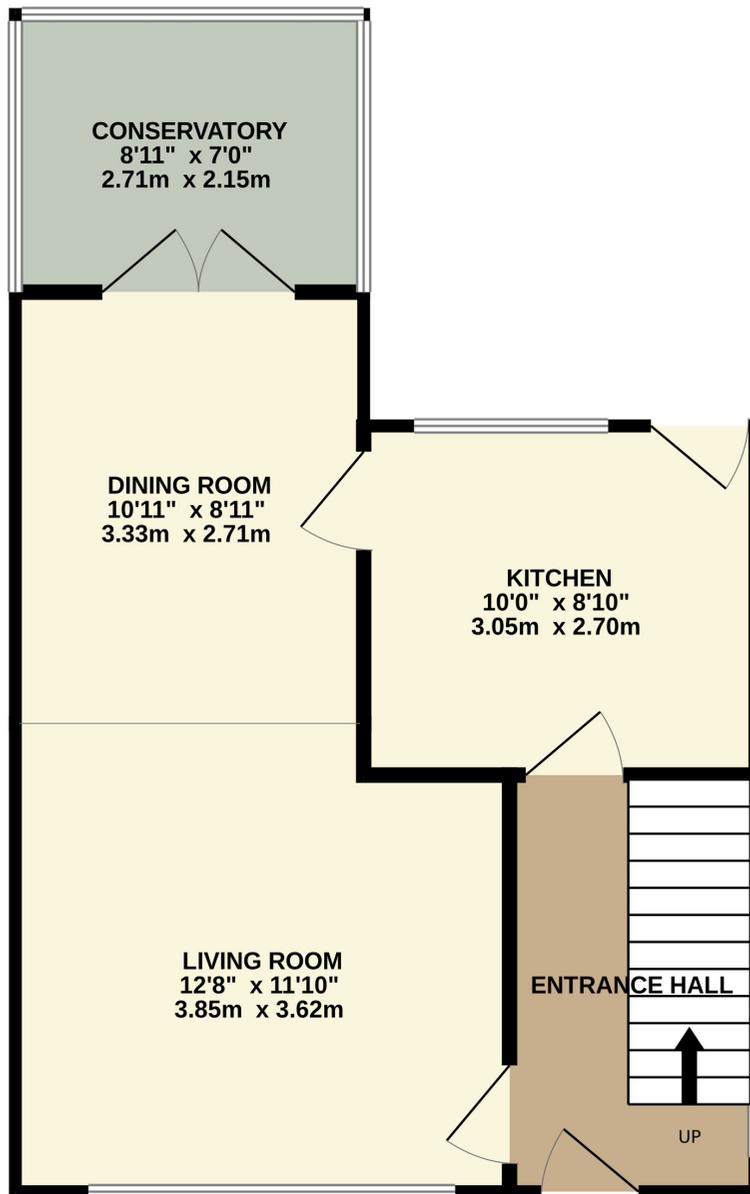
Size: Approx 885 sq ft (82.2 sq m)
Heating: Gas Fired
Glazing: Double Glazed
Parking: Driveway Parking
Garden: Enclosed Rear Garden. North Facing
Main Services: Gas, Electric, Water & Drains
Local Authority: BCP Council
Council Tax: Band C
Additional Information:
For information on broadband and mobile signal,
please refer to the Ofcom website.

For information relating to flood risk, please refer
to gov.uk

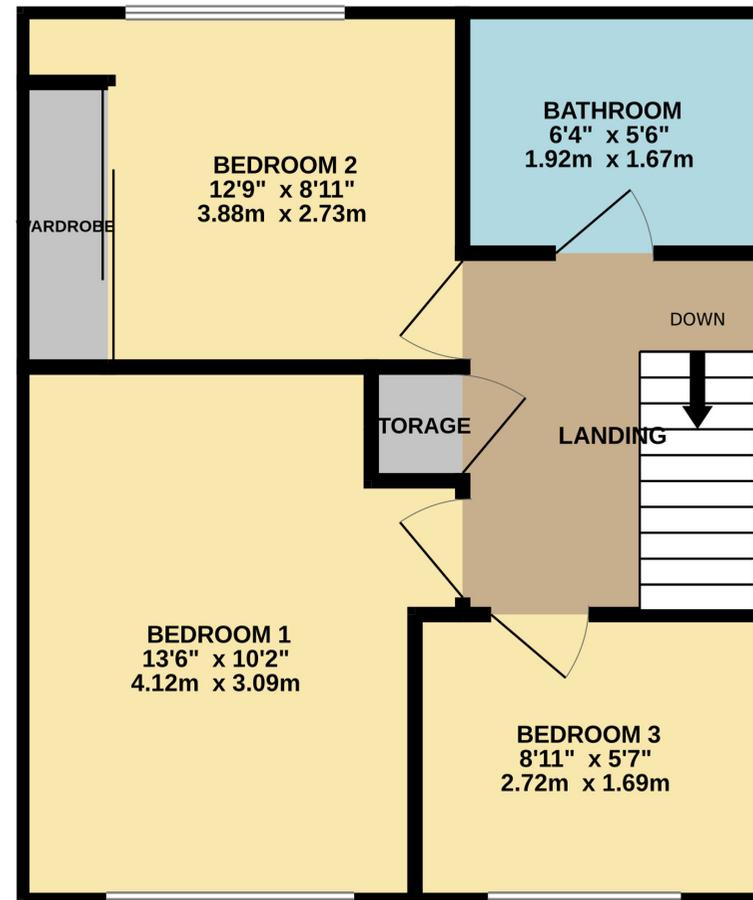




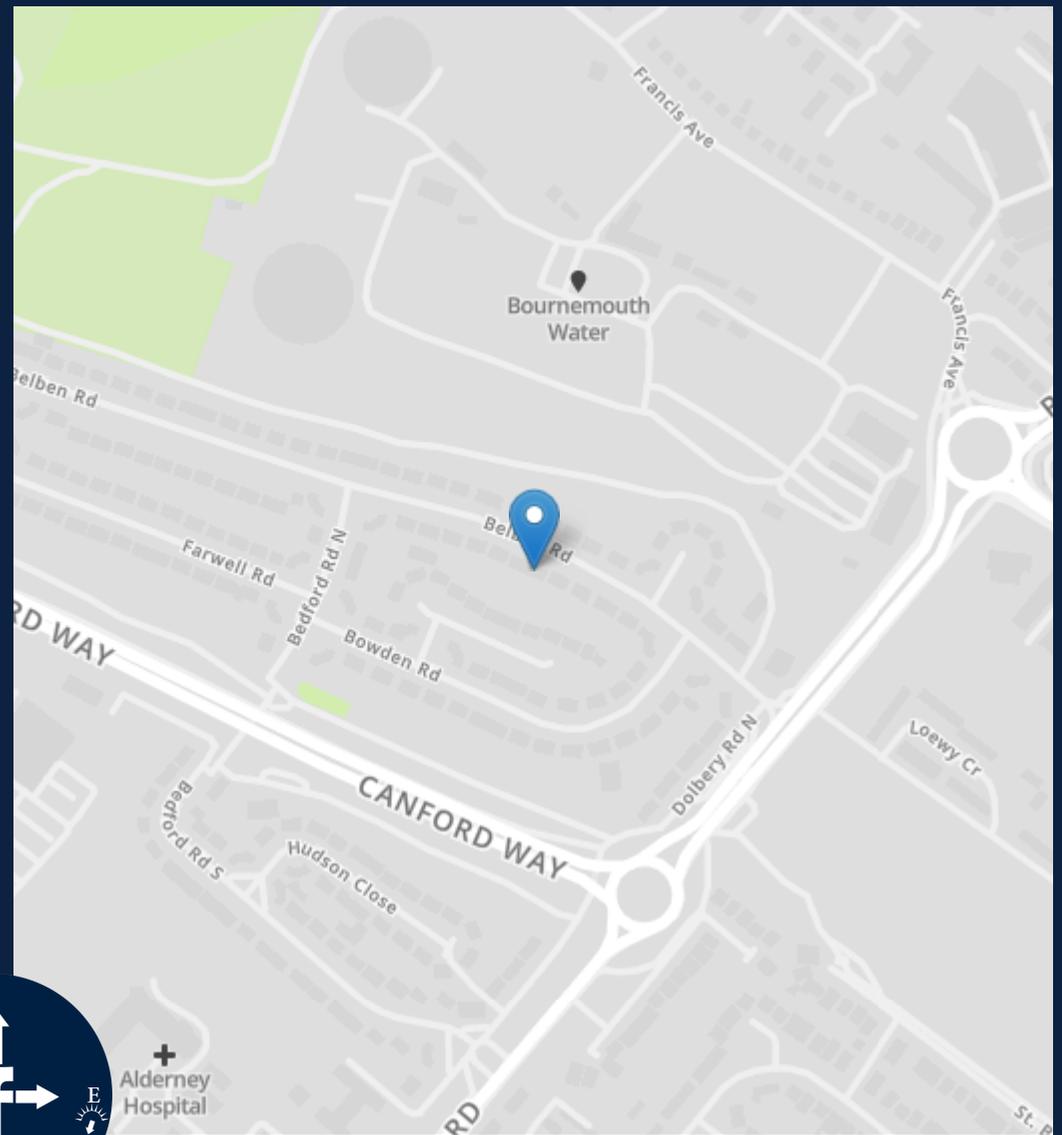
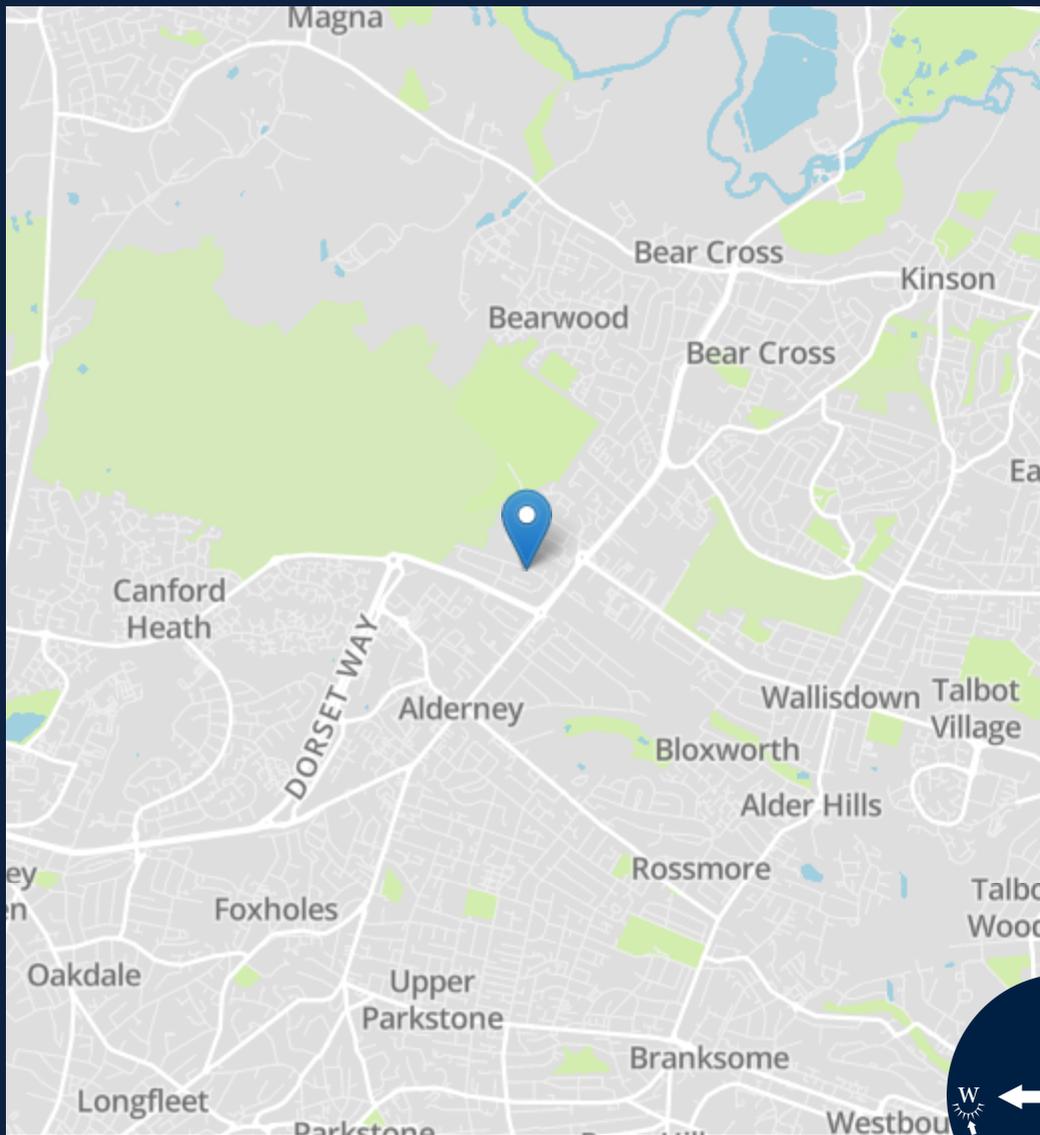
GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	80

England, Scotland & Wales

EU Directive 2002/91/EC



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