



20 Old Wareham Road, Poole, Dorset BH12 4QR

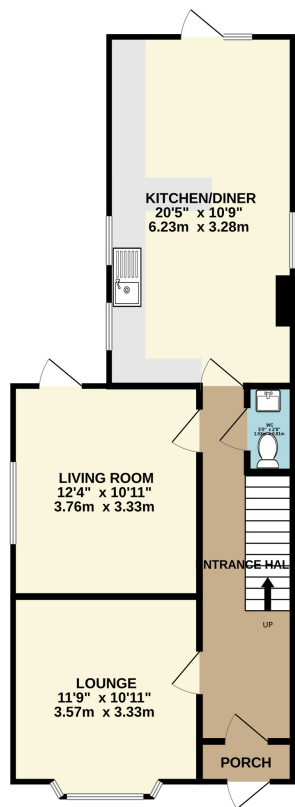
£325,000 Freehold

A substantial three double bedroom semi detached house conveniently situated within close proximity of local shops, amenities and bus routes to both Bournemouth and Poole, The property presents an ideal family home and internal viewing is advised to appreciate the 1100 sq ft of spacious and versatile accommodation on offer, which comprises: lounge, 20' kitchen/diner, living room, downstairs cloakroom and modern family bathroom. Externally the property boasts a low maintenance Southerly aspect garden with lawned area and sun patio which leads to an over sized detached garage. To the front the driveway provides off road parking for three cars. Further features include: all heating, pipes and windows replace in 2014, partially boarded loft, 'Range' cooker, sky light to diner, gas fired central heating and UPVC double glazing. Livingstone Road Infants and Juniors, Manorside Academy and St Edwards RC/CoE Secondary.

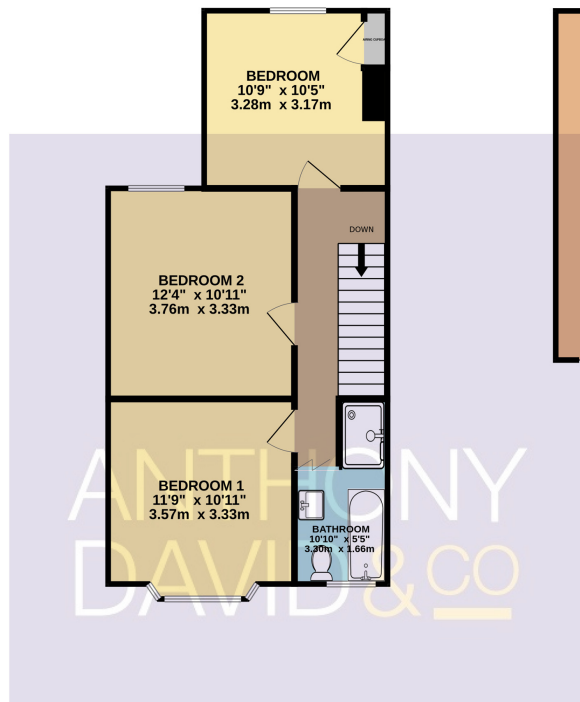
info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

**ANTHONY
DAVID & CO**

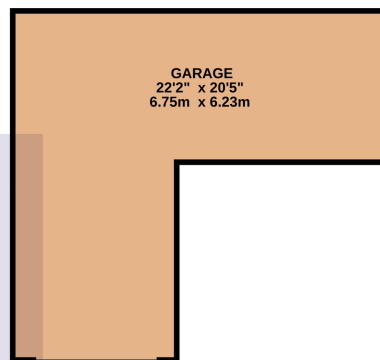
GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



307 sq.ft. (28.6 sq.m.) approx.



Entrance Hall Doors to

Lounge 11' 9" x 10' 11" (3.58m x 3.33m)

Living Room 12' 4" x 10' 11" (3.76m x 3.33m) into bay

Kitchen/Diner 20' 5" x 10' 9" (6.22m x 3.28m)

Downstairs Cloakroom 5' 0" x 2' 8" (1.52m x 0.81m)

Landing Doors to

Bedroom One 11' 9" x 10' 11" (3.58m x 3.33m) into bay

Bedroom Two 12' 4" x 10' 11" (3.76m x 3.33m)

Bedroom Three 10' 9" x 10' 5" (3.28m x 3.17m)

Bathroom 10' 10" x 5' 5" (3.30m x 1.65m)

Garage 22' 2" x 20' 5" (6.76m x 6.22m)

Garden Southerly aspect

Driveway Off road parking x 3

Council Tax Band C

TOTAL FLOOR AREA : 1401 sq.ft. (130.2 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.
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