

**98 Green Road, Poole, Dorset, BH15 1QP**

**HEARNES**

WHERE SERVICE COUNTS



# 98 Green Road, Poole, Dorset, BH15 1QP

## FREEHOLD OFFERS IN EXCESS OF £275,000

A turn of the century 2 double bedroom terrace house with extended ground floor accommodation to include a generous kitchen/dining/day room, separate lounge and doors to a private, fully enclosed southerly facing courtyard garden. This character home has spacious rooms and is sold vacant with no forward chain. It benefits from a modern kitchen and further offers potential to modernise and personalise. There is gas central heating, double glazing and on street, permit parking available. Set in the heart of Poole and within 500m of the waterside at Baiter Park.

- 2 double bedroom turn of the century character terrace house
- Spacious kitchen/dining/family room at the rear of the home
- Separate lounge
- Kitchen fitted in a range of white units with work tops over that continue to form a breakfast bar. Integrated 4 ring gas hob, oven and extractor. Space and plumbing for washing machine and fridge/freezer
- Bedroom 1 with fitted wardrobes
- Spacious bathroom
- Gas central heating and double glazing
- Private enclosed southerly facing garden with 2 storage areas. There is a gate to the rear, giving access, via a path, to the house
- Sold vacant with no forward chain
- On street permit parking available

Green Road is centrally located in Poole being within 500 metres to Baiter Park, Poole Harbour and the Town Centre. The road has many turn of the century cottages, and older style properties offering charm and history. Excellent facilities are on your doorstep to include local supermarkets, shops, bars, restaurants and it is within half a mile of the train and bus stations.

COUNCIL TAX BAND: C

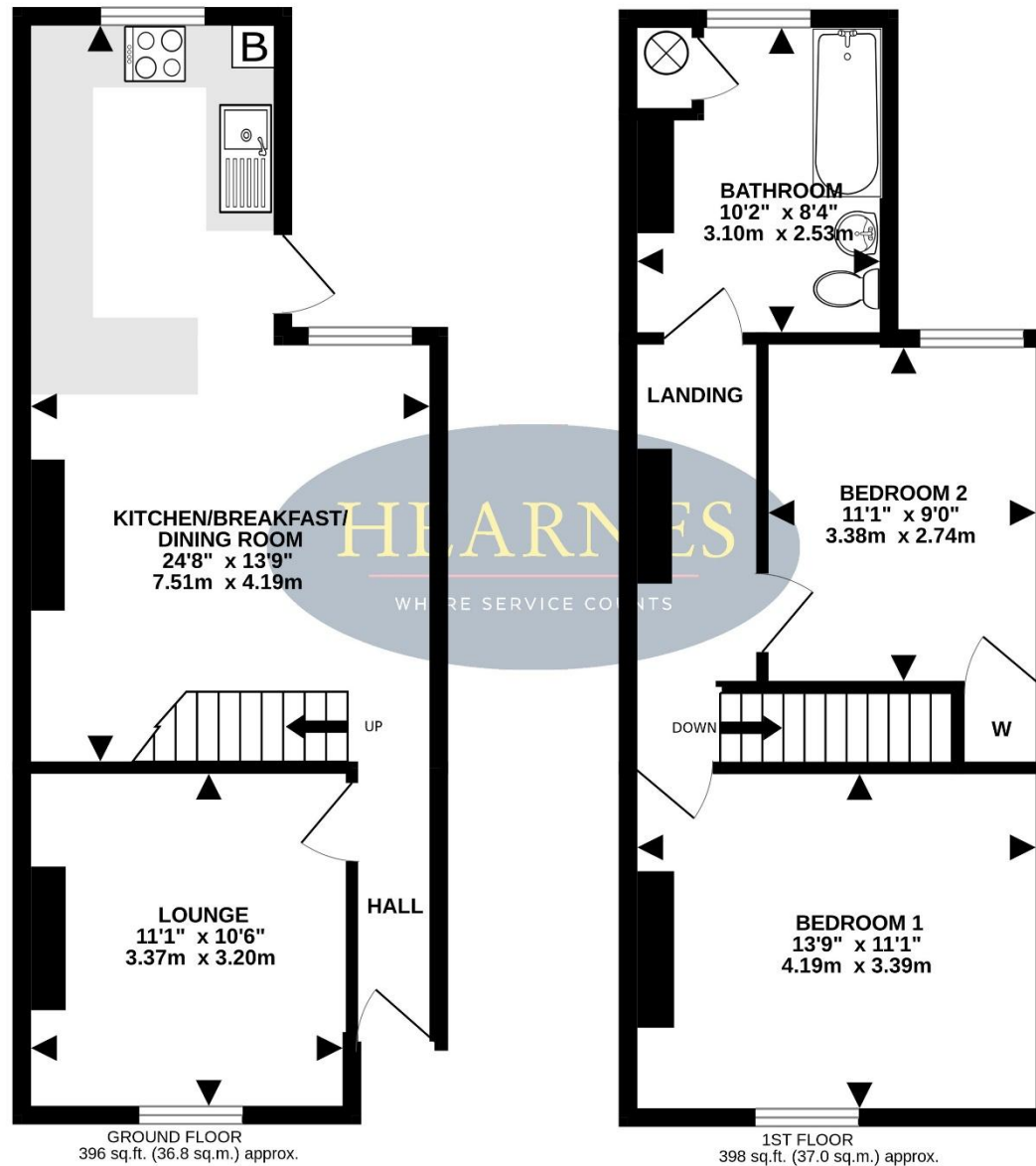
EPC RATING: C



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE



