



*Asking Price*

**£450,000**

Freehold

SOPERS LANE, POOLE BH17 7ES



- ◆ DETACHED FAMILY HOME
- ◆ THREE DOUBLE BEDROOMS
- ◆ SCOPE TO DEVELOP (STPP)
- ◆ DETACHED GARAGE
- ◆ VENDOR SUITED
- ◆ PLOT APPROACHING QUARTER OF AN ACRE
- ◆ GAS FIRED HEATING & DOUBLE GLAZING
- ◆ SOLE AGENTS

An established, three bedroom, detached house situated on a generous plot approaching 1/4 acre and boasting scope to be extended considerably (STPP). Vendor Suited and is very keen to sell.

### Property Description

The home has been under its current ownership for over forty years and boasts a regular and level plot which is approaching 1/4 acre. The accommodation currently comprises of two evenly proportioned reception rooms, kitchen and cloakroom to the ground floor with three double bedrooms and family bathroom to the first floor. The home also benefits from gas fired heating as well as double glazing and, in our opinion, there is great potential for the property to be extensively extended (STPP).





## Gardens and Grounds

The front garden is laid to lawn and there is a tarmacadam driveway to the right hand side of the home and a pathway to the left hand side which in turn gives access to the front door. The driveway leads up the right hand side of the home and gives access to the detached garage which has an up and over style door. The rear garden is almost entirely laid to lawn and is regular in shape with the boundaries clearly denoted by a selection of closed panel fences.

## Location

Poole is renowned for its sandy beaches and vibrant town with places to eat, drink and shop. The train station is a short walk with frequent train services to London Waterloo, Bournemouth, Southampton, The New Forest, Winchester, and Weymouth. Poole bus station is also close by offering both frequent local and long distance services. The area is also served by Bournemouth and Southampton airports and Poole's Cross Channel Ferry services. Poole Quay is at the end of Poole High Street with its numerous restaurants, bars and ferries to Brownsea Island. The Jurassic Coast to the west and the New Forest to the east are two of the most beautiful areas of the U.K. The area benefits from numerous leisure facilities including wind surfing, sailing, swimming and golf. There are miles of award winning sandy beaches, including the famous Sandbanks beach, which is less than five miles away.



Size: 1237 sq ft (114.9 sq m)

Heating: Gas fired (combi) Replaced approx 2 yrs ago with warranty

Glazing: Double glazed

Parking: Driveway & detached garage

Garden: North facing

Main Services: Electric, water, gas, drains, telephone

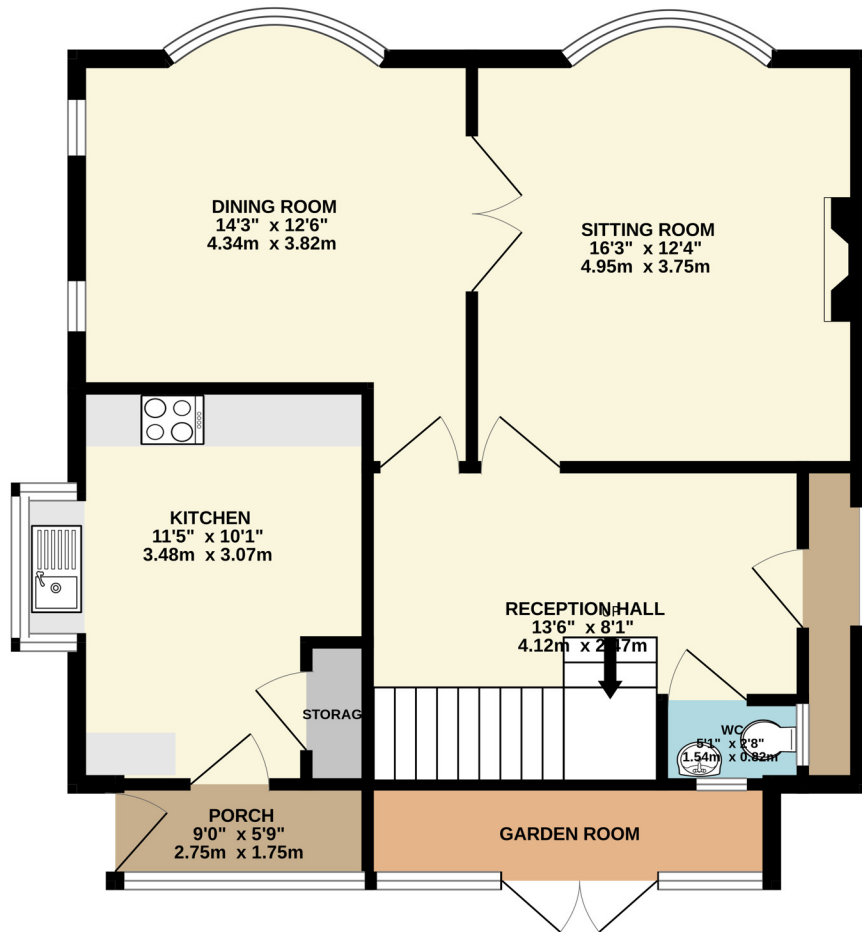
Local Authority: BPC Council

Council Tax Band: D

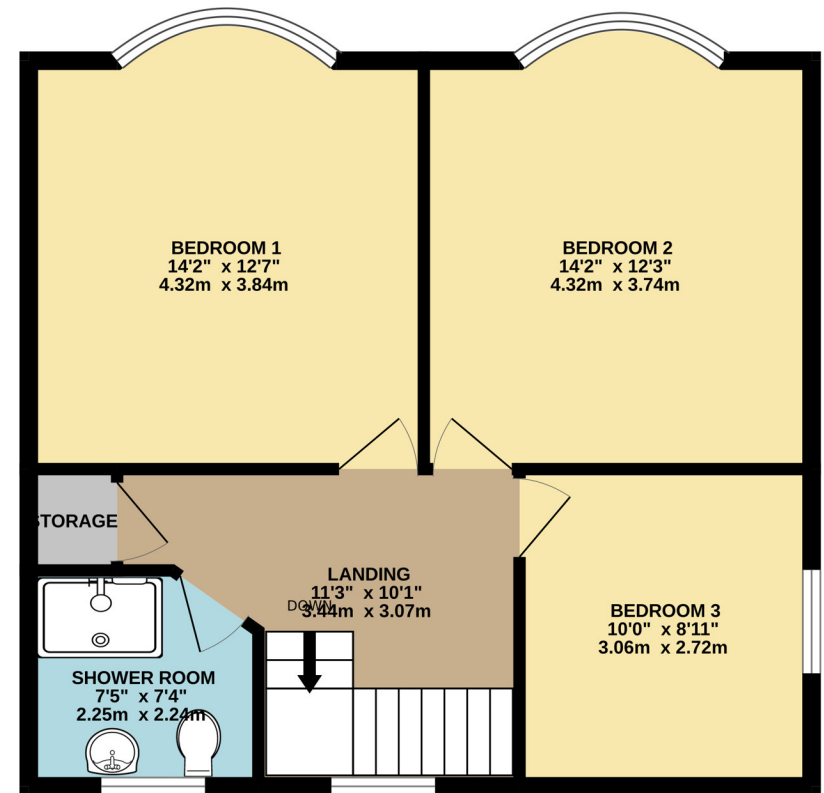




GROUND FLOOR  
653 sq.ft. (60.7 sq.m.) approx.

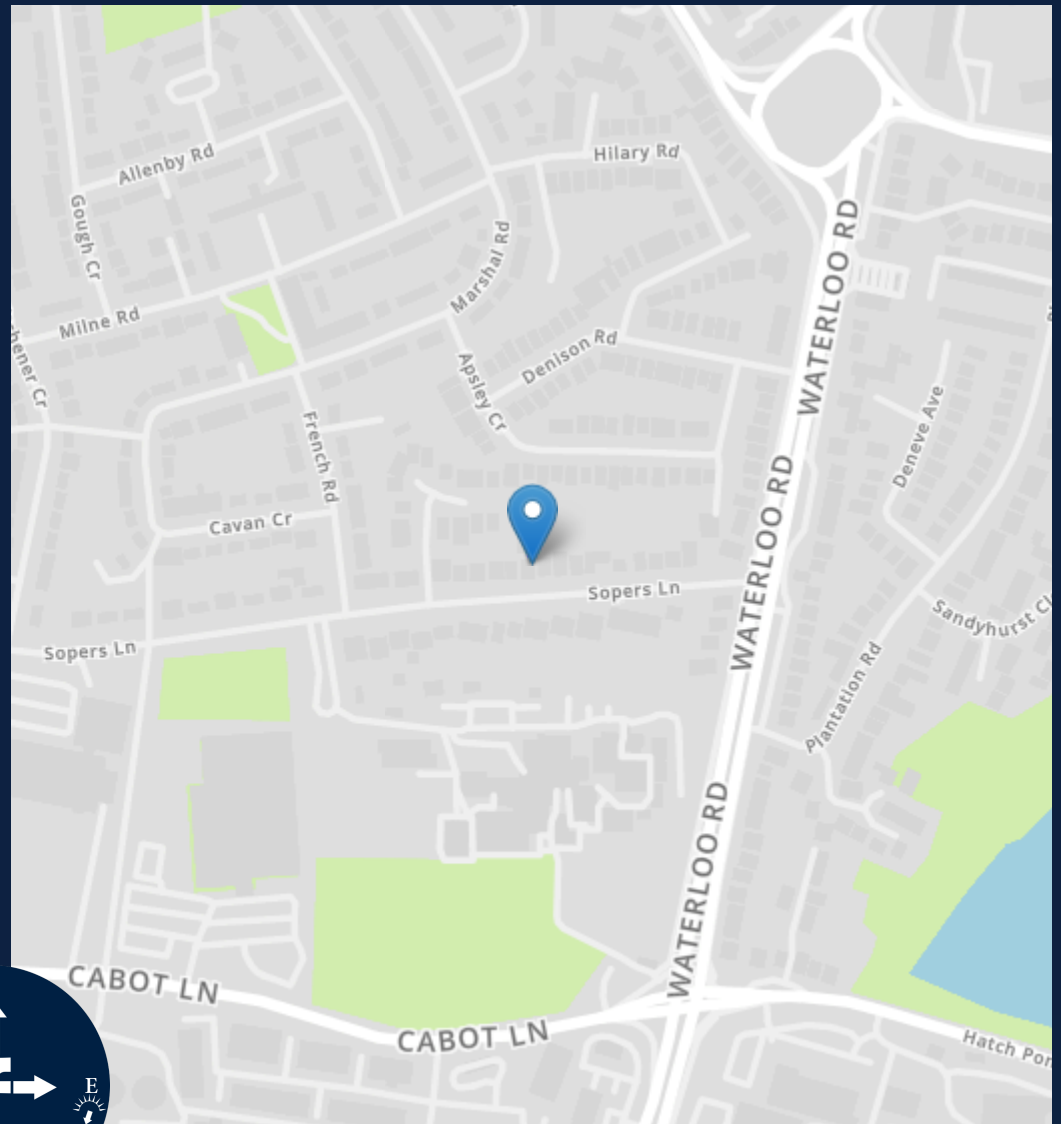
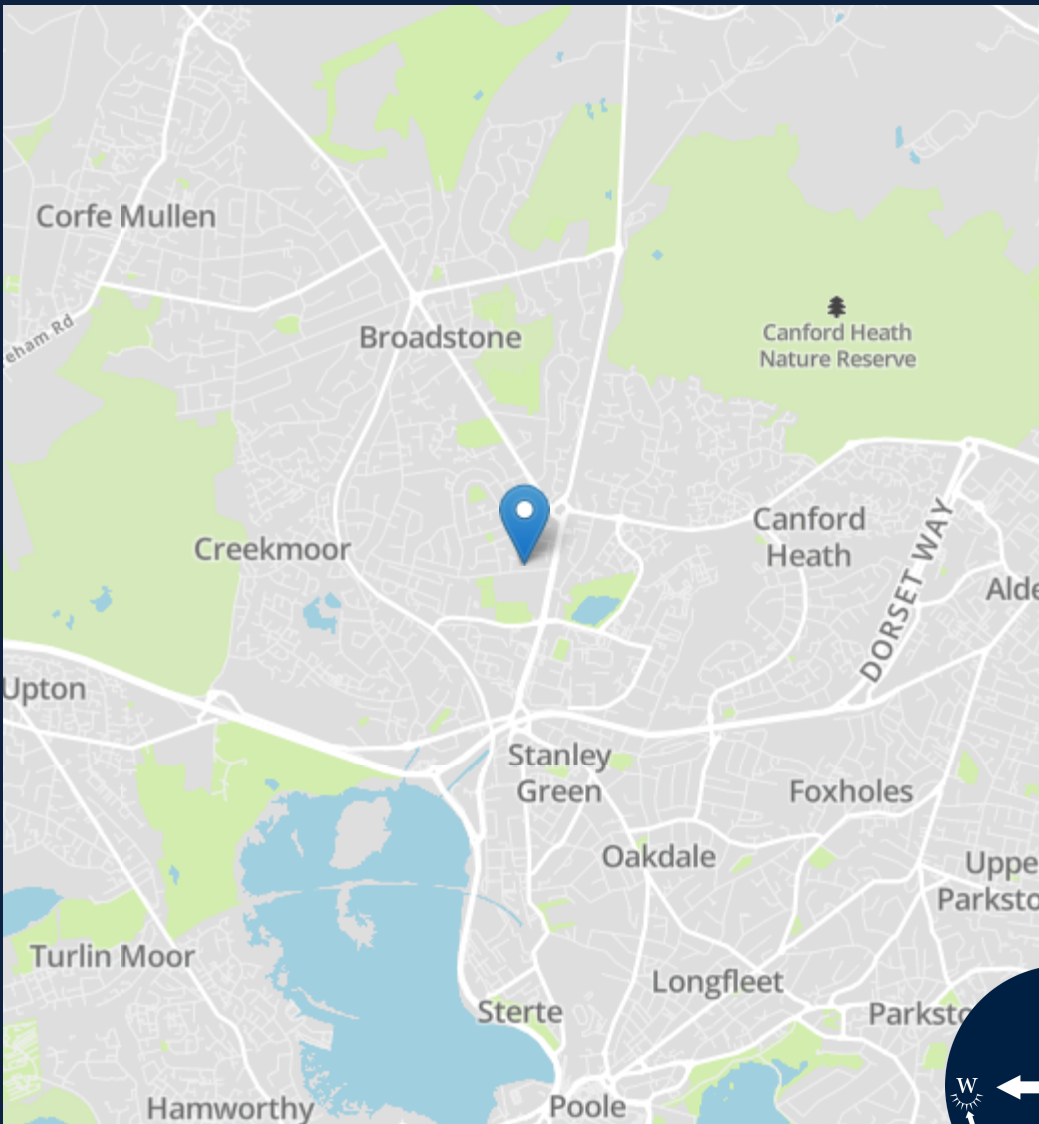


1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	83
(69-80) <b>C</b>	69
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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