



46 CHURCHFIELD ROAD, POOLE, DORSET BH15 2QN

£395,000

- NO FORWARD CHAIN
- WALKING DISTANCE TO POOLE TOWN CENTRE
- DINING ROOM/BEDROOM FOUR
- WALKING DISTANCE TO POOLE PARK & HARBOURSIDE WALKS
- 20' LOUNGE
- THREE/FOUR BEDROOMS



*****NO FORWARD CHAIN***** Positioned in a **HIGHLY SOUGHT AFTER ROAD** being within walking distance of **POOLE PARK** with its **BEAUTIFUL GARDENS** and **HARBOURSIDE WALKS**, and the **TOWN CENTRE OF POOLE**. With a **PLEASANT SIZE GARDEN** to the rear this is a **MUST SEE HOME!**

TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.8 SQ.M)
 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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LOUNGE

20' 4" x 10' 5" (6.20m x 3.17m) Double glazed front and side windows, fireplace, door to the front.

DINING ROOM/BEDROOM FOUR

14' 10" x 10' 8" (4.52m x 3.25m) Double glazed window, radiator, cupboard with boiler, fireplace with log burner.

KITCHEN

12' 3" x 9' 4" (3.73m x 2.84m) Range of wall and base units, built-in gas hob and oven, space for fridge and freezer, window and door to rear.

BEDROOM ONE

15' 0" into bay x 12' 6" (4.57m x 3.81m) Double glazed window, radiator.

BEDROOM TWO

9' 2" x 8' 0" (2.79m x 2.44m) Double glazed window to the side, radiator.

BEDROOM THREE

10' 6" x 7' 0" (3.20m x 2.13m) Double glazed window to the side, radiator.

BATHROOM

Suite comprising panelled bath, shower cubicle, wash hand basin and low level wc. Double glazed window.

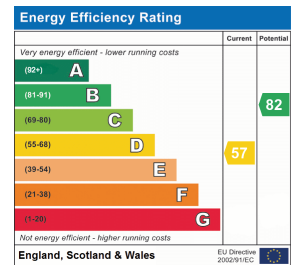
FRONT GARDEN/POTENTIAL FOR OFF ROAD PARKING

Planning had previously been granted to provide off road parking to the front, a prospective buyer could reapply if parking is required.

REAR GARDEN

Arranged with shingle and stone area together with lawn, external store room and w.c.

COUNCIL TAX - BAND D



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.