

Archway Road, Penn Hill, Poole, BH14 9AZ

£375,000





Property Summary

A spacious and characterful two bedroom end of terrace Victorian home. Offering flexible accommodation, off road parking and courtyard garden. Perfectly situated within walking distance of Penn Hill Village and local amenities.



Key Features

- Victorian end of terrace family home
- Close proximity to Penn Hill Village
- Retaining many original character features
- Newly fitted kitchen
- Spacious front lounge reception
- Connecting dining room
- Two double bedrooms
- Modern family bathroom
- Off road parking & gated courtyard garden
- Courthill & Baden Powell school catchment



About the Property

A stylish and recently refurbished two double bedroom end of terrace Victorian home, ideally situated within walking distance of Penn Hill village and easy reach of Branksome train station.

The property comprises of a bright and spacious front lounge reception with connecting dining room and newly fitted modern kitchen. A rear lean to offers a perfect utility area and gives access to a courtyard garden, storage shed and gated side access.

Rising to the first floor are two double bedrooms and a modern family bathroom with feature roll top bath.

Externally there is off road parking, a storage shed and gated courtyard garden – perfect for entertaining.

Further features include a new boiler, renovated floorboards and gas central heating.

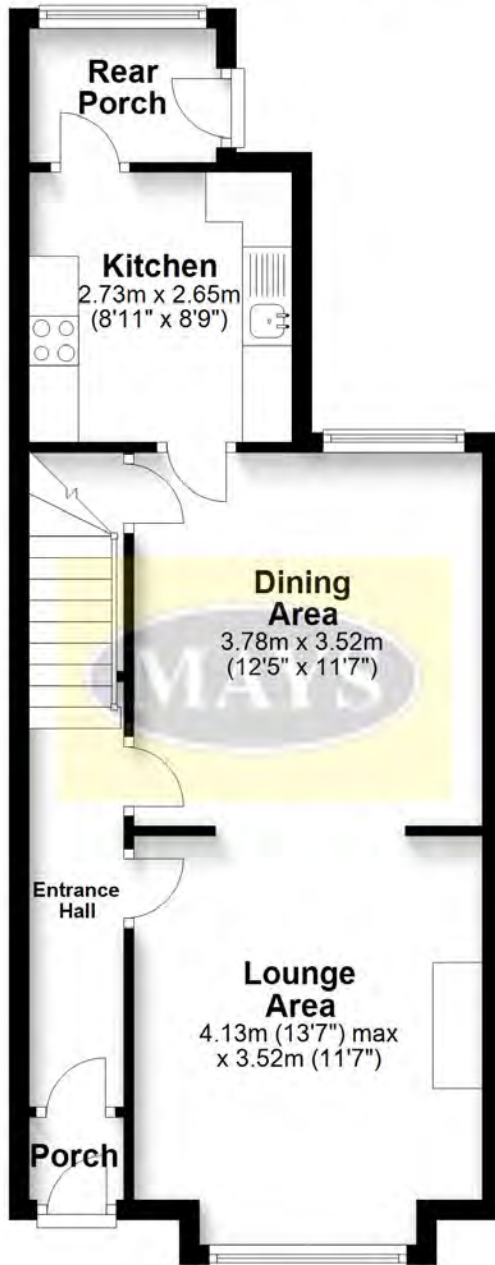
The property is offered for sale with no forward chain and is perfect for those seeking Courthill and Baden Powell school catchment.

Council Tax Band B



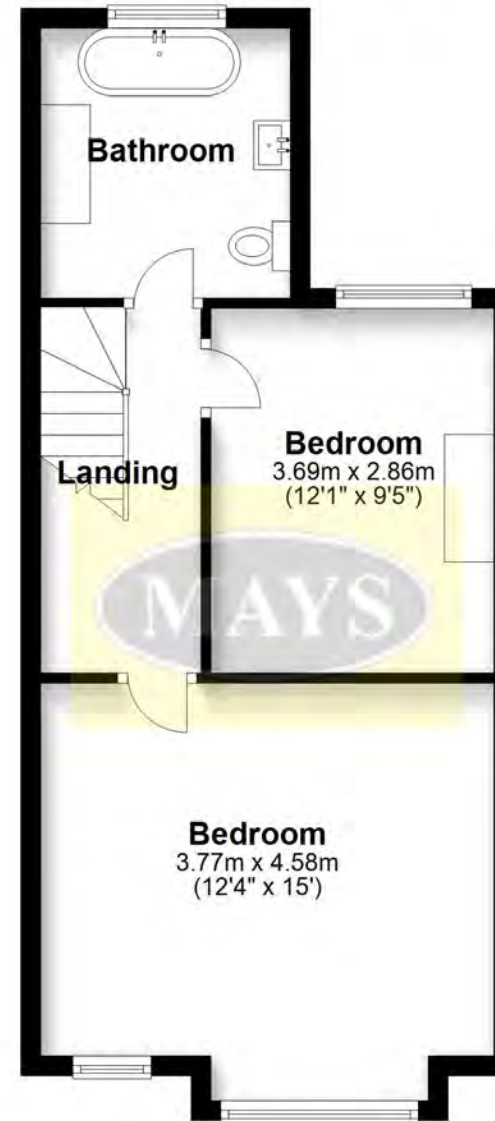
Ground Floor

Approx. 45.8 sq. metres (493.5 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.8 sq. feet)



Total area: approx. 88.6 sq. metres (953.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



About the Location

Penn Hill village enjoys a variety of café bars, restaurants and an interesting collection of specialist shops. This popular location is home to a mixture of character and modern properties, with excellent communications to the town centres of Poole and Bournemouth, as well as the blue flag beaches at Branksome Chine and the world famous Sandbanks peninsula. Within a short distance from Parkstone railway station with direct links to Southampton and London, this convenient location is ideal for a family home, but also a popular choice for a second home. Penn Hill also lies within a favoured school catchment area.



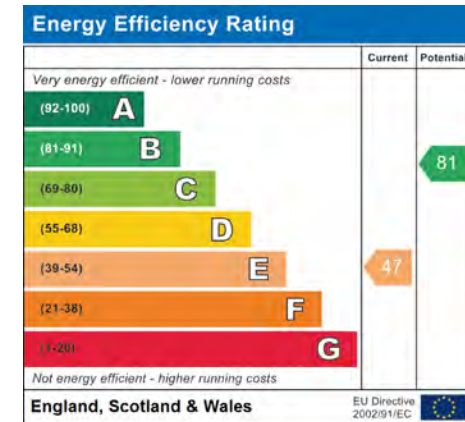
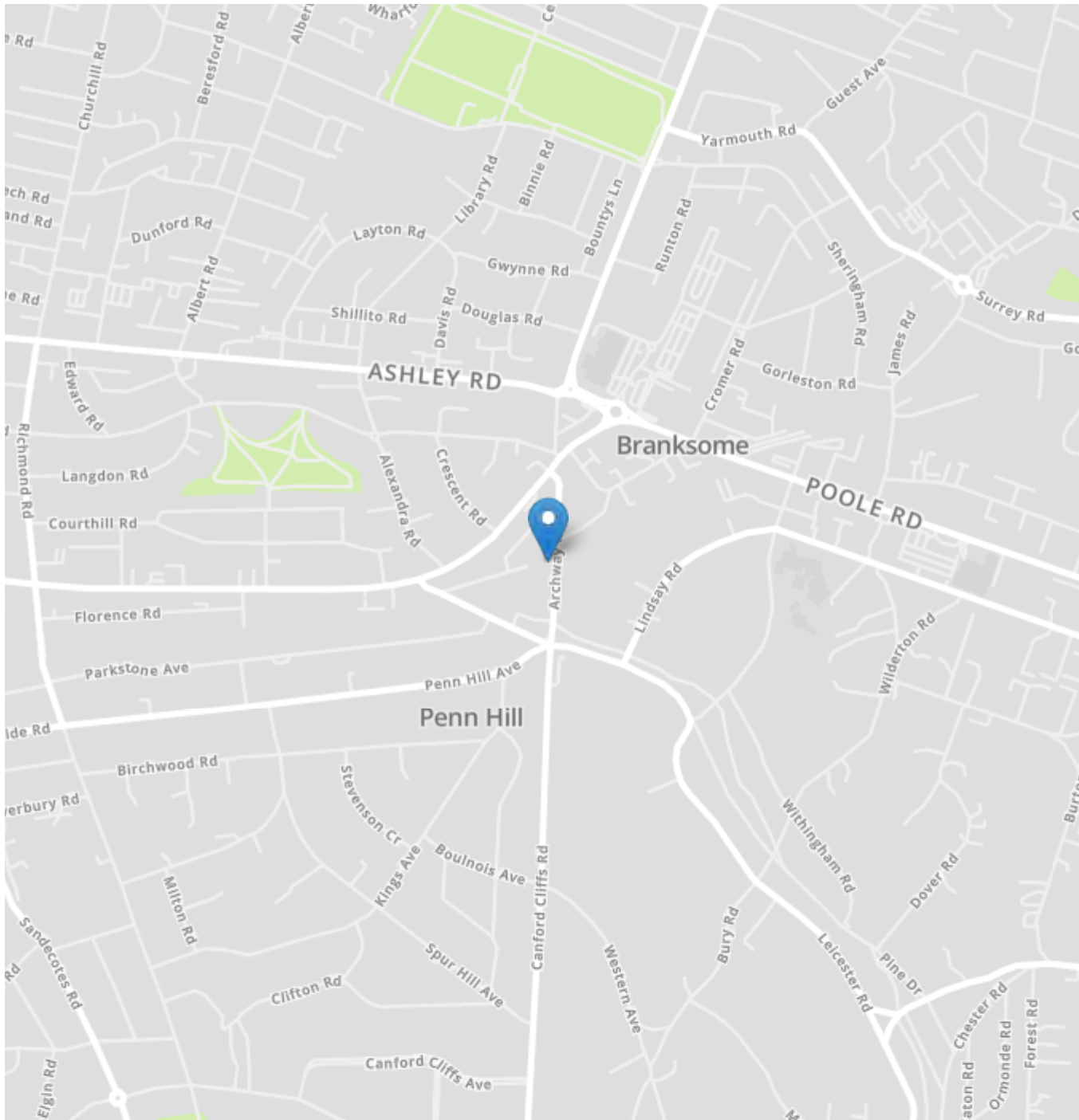
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We are a truly independent Estate Agents with genuine and dedicated professionals able to offer extensive local knowledge to anyone moving within or hoping to relocate to the BH postcode.

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New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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