



22 Green Road, Poole, Dorset BH15 1QW

Guide Price £300,000 Freehold

info@anthonydavid.co.uk

www.anthonydavid.co.uk

01202 677444

A charming Victorian style two double bedroom mid terrace house conveniently situated within walking distance to Poole Quay and Baiter Park offering views over the harbour. Poole Town centre with it's array of shopping facilities and central transport links are also a short stroll away. This characterful home has been modernised but retains many original features. The accommodation on offer comprises: lounge with bay window, dining room, fitted kitchen, downstairs cloakroom and four piece bathroom suite. Externally the property boasts a delightful South Westerly aspect rear garden with artificial grass and housing a garden shed. Further features include: Wood burner to lounge, original fireplaces, gas central heating and UPVC double glazing. Nearby Schools - Old Town Infants, Oakdale Juniors and Poole High School.

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GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



Entrance Hall Doors to

Lounge 12' 5" x 10' 5" (3.78m x 3.18m)

Kitchen 16' 4" x 7' 7" (4.98m x 2.31m)

Downstairs Cloakroom

Dining Room 13' 4" x 12' 1" (4.06m x 3.68m)

Landing Doors to

Bedroom One 13' 10" x 12' 8" (4.22m x 3.86m)

Bedroom Two 12' 2" x 8' 8" (3.71m x 2.64m)

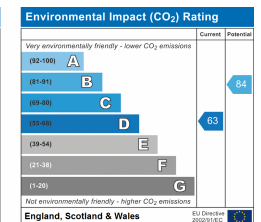
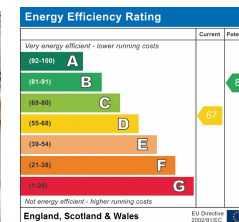
Bathroom 9' 5" x 7' 11" (2.87m x 2.41m) 9' 5" x 7' 11" (2.87m x 2.41m)

Garden South Westerly

Council Tax Band B

TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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