



57 Waterloo Road, Poole, Dorset BH17 7JX

£325,000 Freehold

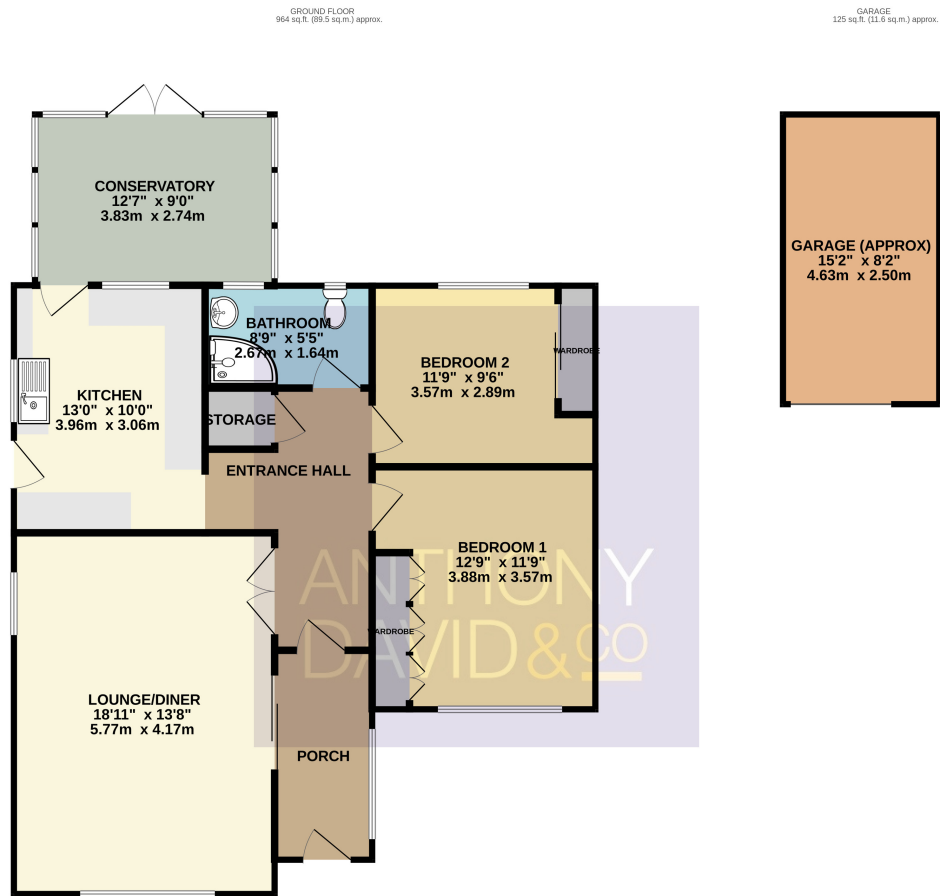
info@anthonydavid.co.uk

www.anthonydavid.co.uk

01202 677444

**** NO FORWARD CHAIN **** A superb two double bedroom detached bungalow conveniently situated on the fringes of Fleetsbridge. The scenic Hatch Pond Nature Reserve, shops, amenities and supermarkets are just a short stroll away. This ideal project is in need of total modernisation and viewing is essential to not only appreciate its full potential but also the accommodation on offer, which comprises: 18' lounge/diner, kitchen conservatory and shower room. Externally there is a good sized garden with sun patio and lawned area. To the front the ample driveway provides off road parking which in turn leads to a detached garage. Further features include, feature fireplace to lounge/diner, wardrobes, storage cupboard, gas central heating and UPVC double glazing. Nearby Schools - Hillbourne Primary, Canford Heath Infants and Juniors and both Poole and Parkstone Grammars.

**ANTHONY
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TOTAL FLOOR AREA: 1088 sq.ft. (101.1 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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Entrance Hall Doors to

Lounge/Diner 18' 11" x 13' 8" (5.77m x 4.17m)

Kitchen 13' 0" x 10' 0" (3.96m x 3.05m)

Conservatory 12' 7" x 9' 0" (3.84m x 2.74m)

Bedroom One 12' 9" x 11' 9" (3.89m x 3.58m)

Bedroom Two 11' 9" x 9' 6" (3.58m x 2.90m)

Shower Room 8' 9" x 5' 5" (2.67m x 1.65m)

Garage 15' 2" x 8' 2" (4.62m x 2.49m)

Garden Enclosed

Driveway Ample off road parking

Council Tax Band C



Property details contained herein do not form part of all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.