



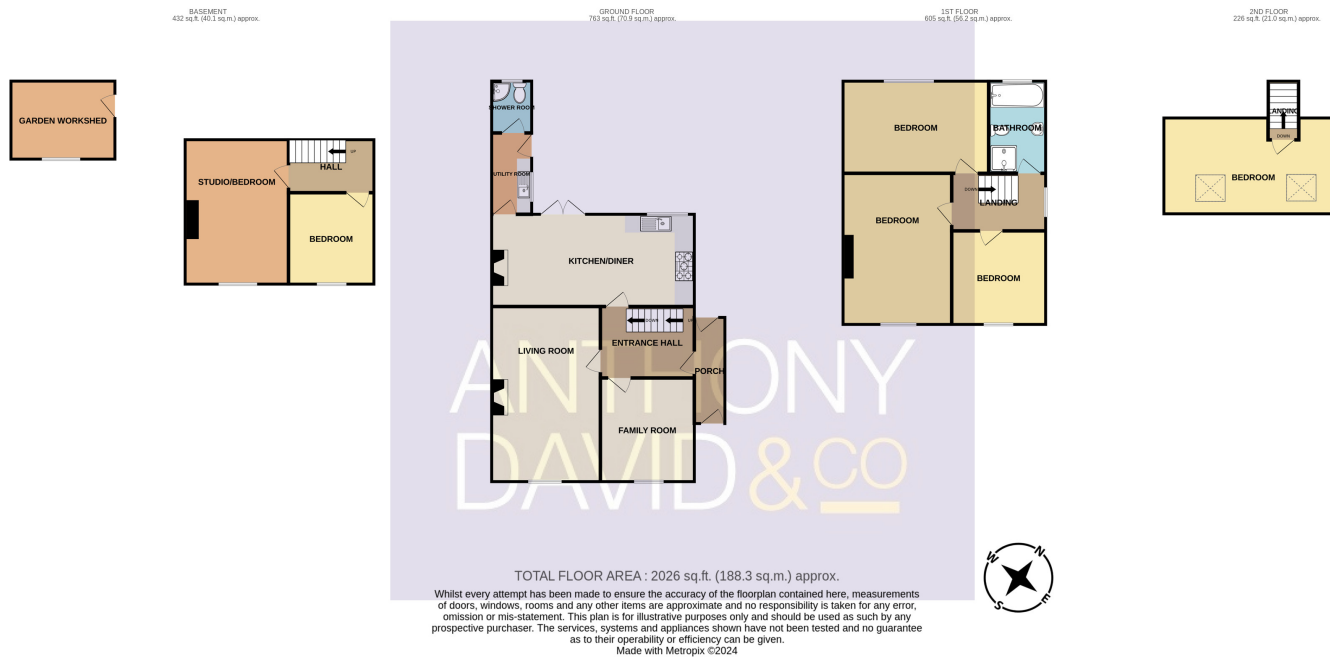
51 Longfleet Road, POOLE, Dorset BH15 2HW

£450,000 Freehold

**** NO FORWARD CHAIN ** HOME AND INCOME POTENTIAL ** HMO **** A superb six double bedroom, semi detached 'cottage style' home. Conveniently located a short walk from Poole Town centre with its array of shopping facilities and central transport links. Poole Hospital and maternity unit is also on your doorstep. This unique property offers circa 2000 sq ft of versatile living space set over four floors and viewing is essential to not only appreciate it's character and charm but also the amount of accommodation on offer. Which comprises: LOWER GROUND FLOOR; Studio/bedroom, large storage area/bedroom. GROUND FLOOR; 18' living room, stylish kitchen/diner, family room, utility room and shower room. FIRST FLOOR; three double bedrooms and modern four piece bathroom suite. SECOND FLOOR; double bedroom. Externally, the property boasts a good sized rear garden with lawned area and sun patio. Further features of this 'one of a kind' home include: feature fireplaces, 'Range' cooker, garden brick built workshop with power, gas central heating and UPVC double glazing. Nearby Schools - Longfleet Primary, St Marys Catholic, Ocean Academy, Poole High and St Edwards secondary Schools.

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**ANTHONY
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Lower Ground Floor

Studio/Bedroom 4.89m x 3.51m (16' 1" x 11' 6")

Bedroom 3.01m x 2.92m (9' 11" x 9' 7")

Ground Floor

Entrance Hall 3.31m x 1.79m (10' 10" x 5' 10")

Living Room 5.09m x 3.68m (16' 8" x 12' 1")

Kitchen/Diner 6.75m x 3.01m (22' 2" x 9' 11")

Family Room 3.19m x 3.15m (10' 6" x 10' 4")

Utility Room 2.75m x 1.36m (9' 0" x 4' 6")

Shower Room 1.75m x 1.36m (5' 9" x 4' 6")

First Floor Landing Doors to

Bedroom 5.11m x 3.73m (16' 9" x 12' 3")

Bedroom 4.81m x 3.04m (15' 9" x 10' 0")

Bedroom 3.25m x 3.17m (10' 8" x 10' 5")

Bathroom 3.03m x 1.76m (9' 11" x 5' 9")

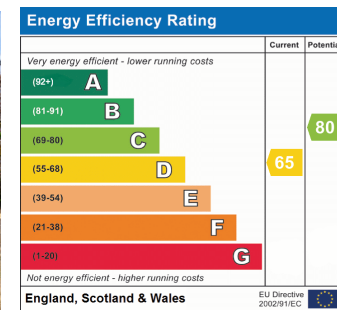
Second Floor Landing Door to

Bedroom 6.06m x 3.25m (19' 11" x 10' 8")

Garden Workshed 3.53m x 2.51m (11' 7" x 8' 3")

Garden Enclosed

Council Tax Band C



Property Misdescriptions Act 1991
 Property details contained herein do not form part 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.