



**Church Street, Poole
BH15 1JP**

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Freehold £475,000

A spacious 3 storey, 3 bedroom original townhouse set in the heart of historic Old Town Poole. The property sits on Church Street, opposite St James' Church on a quiet one way road with a central cobbled area and charming alleyways. The home has huge potential for personalisation and currently has a large lounge/dining room with feature fire surround and log burner, good size kitchen leading out to the garden and a ground floor shower room. On the first floor is a large master bedroom, further large bedroom that has been divided to give an ensuite bathroom, and separate family bathroom. There is a good sized loft bedroom with built in storage cupboard affording views out to the church opposite.

- Original 3 storey Georgian style townhouse set in the heart of Poole
- 3 large double bedrooms and 3 bath/shower rooms
- Historical building with delightful Georgian style sash windows to the front and offering charm and character throughout
- Feature fireplace in the lounge with log burner
- Fitted kitchen with freestanding appliances to include a hob, fridge/freezer and washing machine included in the sale.
- Ground floor shower room, with further ensuite bathroom and family bathroom
- Delightful courtyard garden which enjoys the afternoon sun. Has a good sized storage shed and log store.
- Rear access to the property with an alleyway leading to a private garage
- The rear elevation of the property has double glazing, with original style sash windows to the front
- Large main bedroom with 3 large sash windows to the front and views over the church. Fitted wardrobes
- Gas central heating
- Good storage available in the house
- Set in heart of historic Poole in a very well sought-after part cobbled street which is only 320 metres to the Quay.

Within walking distance to the harbour and shops/restaurants and eateries on Market Street, to include the Guildhall Tavern. Less than a mile away is Poole Train station and the beaches and sea are 3 miles away.

EPC Rating: D Council Tax Band: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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