

Green Road, Poole Old Town BH15 1QH
£375,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

A charming Victorian four-bedroom, end of terrace house skilfully extended to create a spacious family home. Perfectly situated in Poole Old Town, a short walk away from Poole Quay with its array of bars and eateries.



Key Features

- Charming Victorian family home
- Flexible accommodation over three levels
- Front lounge reception
- Formal dining room
- Lifestyle space with feature glass atrium
- Modern kitchen
- Four bedrooms
- Two bathrooms
- Well maintained gardens & private patio terrace
- Perfectly situated in Poole Old Town



About the Property

This beautifully presented home offers flexible accommodation over three storeys and has been skilfully extended by the current owners to create a desirable, modern family home.

Entering the property, an enclosed porch leads to the main ground floor accommodation.

This attractive family home enjoys three reception spaces: a front lounge reception with plenty of space for soft seating, which is ideal for relaxing in, a formal dining room enjoying direct access outside to the rear patio terrace and last but by no means least, an extended lifestyle space with feature glass atrium and French doors leading out to the landscaped rear garden.

A quality modern kitchen with space for freestanding appliances feeds both the extended lifestyle space and the formal dining room, currently set up as an additional lounge space.

Rising to the first floor, two double bedrooms greet you with the main positioned to the front of the property, offering a degree of separation to the rest of the household. The second bedroom overlooks the landscaped rear garden, and a modern family bathroom completes this level.

Two further bedrooms are located on the 2nd floor with an additional shower room completing the accommodation on offer.

Externally, the property offers a sunny easterly aspect and the gardens are well maintained to the front and back. The property enjoys a private patio terrace immediately adjoining the rear of the property, side access and a BBQ area - an ideal entertainment space for the summer months. A useful storage shed is located at the rear of the plot.

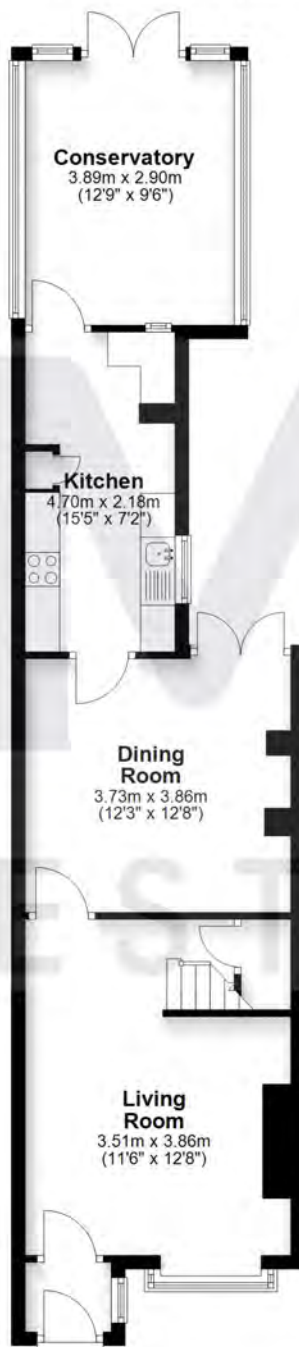
To note, based on this property's desirable location, permit parking is appropriate and the cost of this is approximately £80 per annum for 2 cars.

Tenure: Freehold

Council Tax Band: C (BCP Council)



Ground Floor
Approx. 57.4 sq. metres (618.2 sq. feet)



First Floor
Approx. 42.4 sq. metres (456.5 sq. feet)



Second Floor
Approx. 26.4 sq. metres (284.2 sq. feet)



Total area: approx. 126.2 sq. metres (1358.9 sq. feet)



About the Location

Situated close to Poole High Street with its numerous shops, cafes and public houses, new owners will enjoy a variety of shopping options, walks along nearby Poole Quay or dining at one of the many cafes, restaurants and public houses on offer. Poole has great connections with its main rail links to Southampton and London, as well as the ferry crossings to the continent, whilst Bournemouth International Airport maintains any international business links you might require.

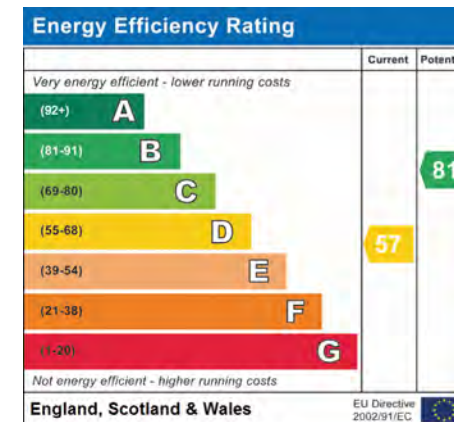
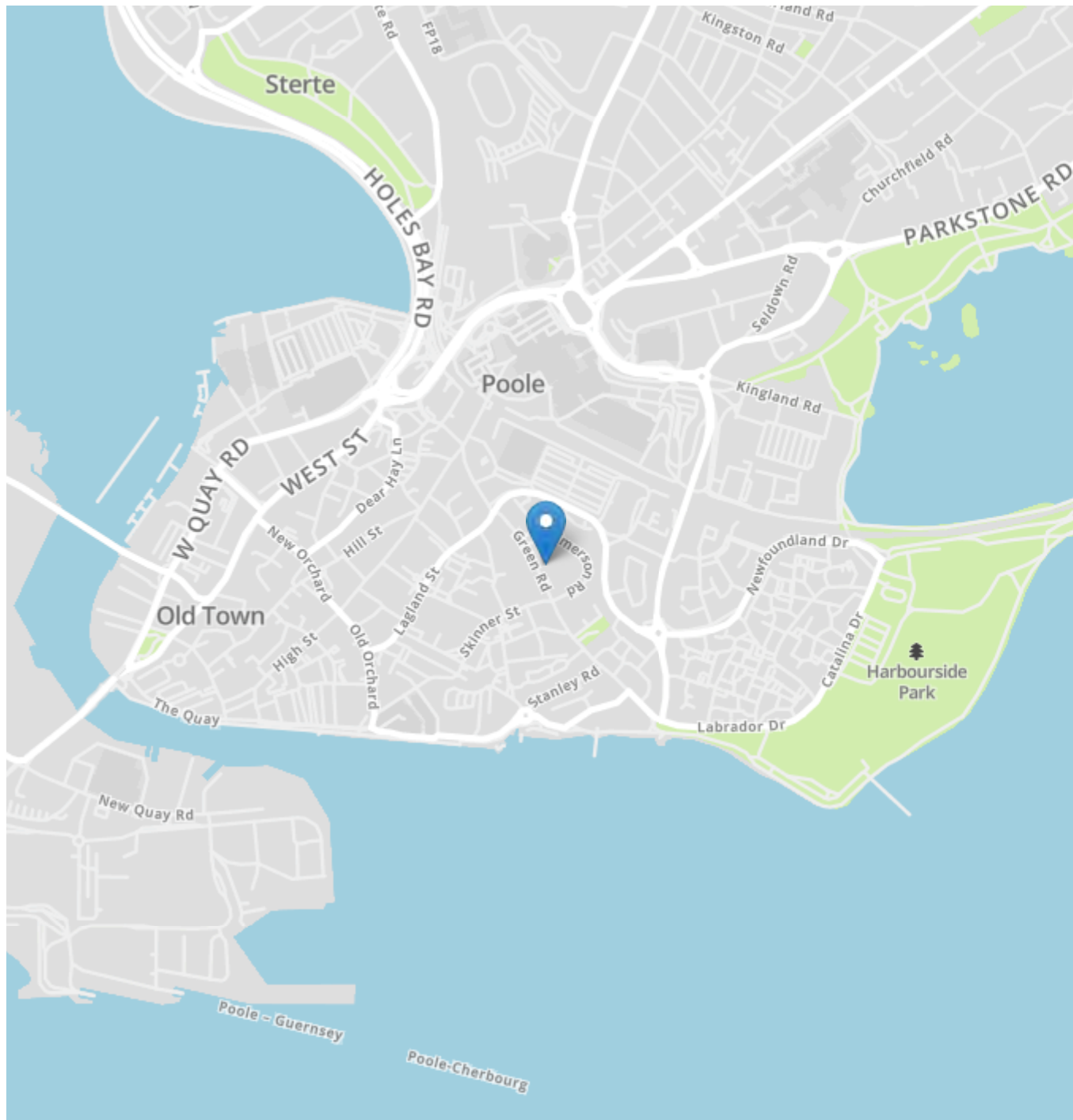


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

MAYS

ESTATE AGENTS