



86 Sopers Lane, Poole, Dorset, BH17 7EU

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Freehold Guide Price £300,000

Huge potential for modernising and updating is this 2 double bedroom detached bungalow, set on a generous plot with loft room, 90' rear garden, garage and parking. The property will need fully updating and has the potential for a loft conversion (subject to planning) and presently has a fully boarded loft room with window. The bungalow is sold vacant with no forward chain.

- Attractive detached 2 double bedroom bungalow
- Huge potential for updating/extending (STP)
- Kitchen fitted with shaker style units having work tops over and integrated 4 ring gas hob, oven, space for washing machine, dishwasher and fridge/freezer
- Conservatory/sunroom
- 90', level, rear garden with block paved patio area and gate through to a further garden area (presently overgrown)
- Detached garage
- Excellent off road parking for several vehicles with block paving to the front, which extends to the rear of the property
- Gas central heating and double glazing
- Sold vacant with no forward chain

Sopers Lane is located off Waterloo Road in Poole, being under a mile to Broadstone and 2 miles to Poole Town Centre. This property is set just over the road from Parkstone Grammar School a walking distance of Poole Grammar school. David Lloyd sports club is within half a mile and Tesco Superstore, a little further on.

COUNCIL TAX BAND:D

EPC RATING: D

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



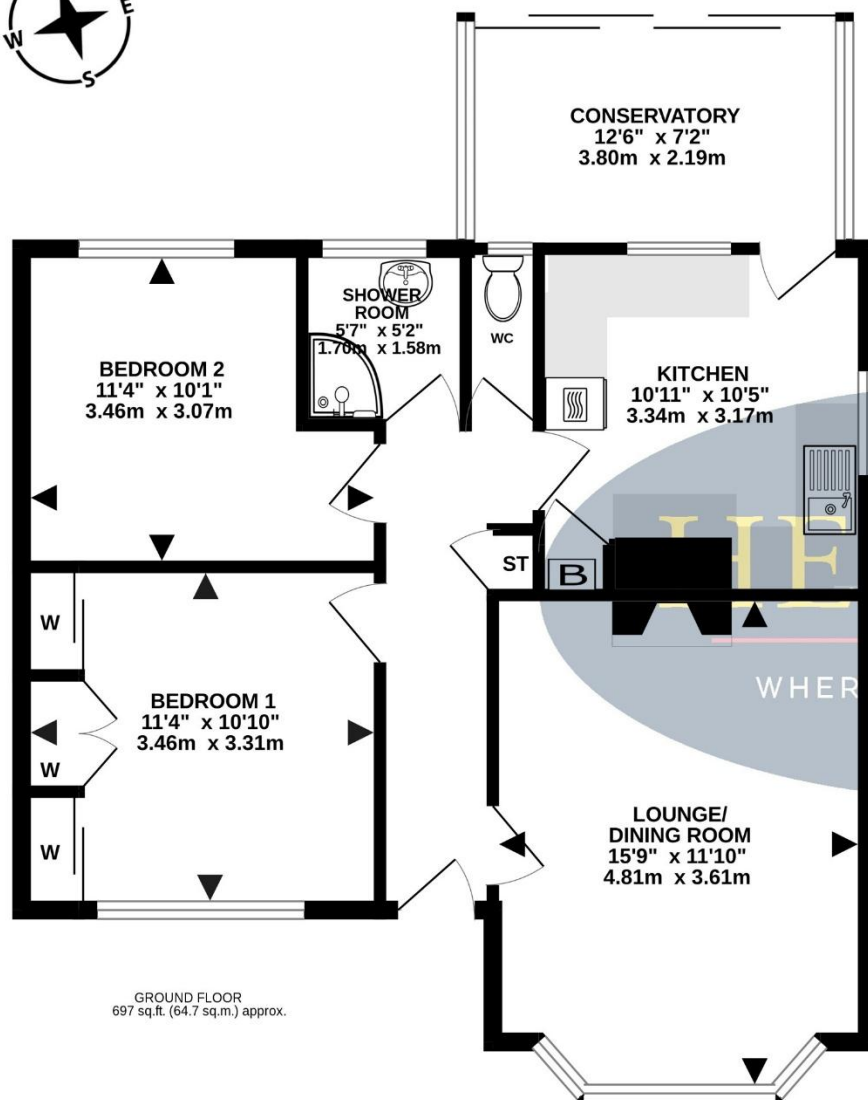


INCLUDING OUTBUILDING AND 1ST FLOOR

TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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.

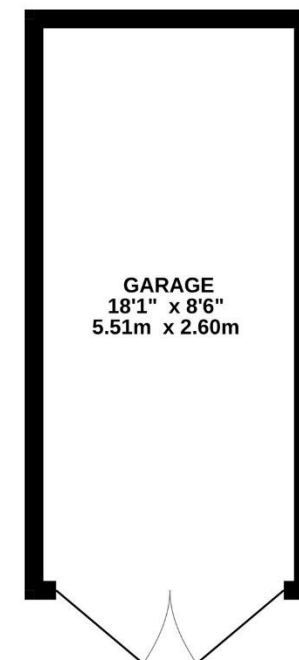
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GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR (LOFT AREA)
151 sq.ft. (14.0 sq.m.) approx.



OUTBUILDING
154 sq.ft. (14.3 sq.m.) approx.

