



8 Methuen Road, Poole, Dorset BH17 7NA

Guide Price £299,950 Freehold

**** NO FORWARD CHAIN **** A delightful two double bedroom semi-detached house conveniently situated on this quiet residential road on the fringes Broadstone and Poole just a short walk from Pocket Park and central bus routes. The popular Broadstone Parade with it's array of local shops, bars, bistros, amenities and leisure centre is also close to hand. This well-loved home could benefit from gentle cosmetic updating throughout, and internal viewing is highly advised to appreciate the accommodation on offer which comprises: 20' lounge/diner, fitted kitchen, utility room, conservatory, two double bedrooms, downstairs cloakroom/WC and upstairs family bathroom. Externally, the property offers a south-west facing rear garden, mostly laid to lawn, with sun patio seating area and outdoor store. To the front, there is ample off-road parking on the block paved driveway. Further features of this ideal first time home include: side access into utility room, woodburner to lounge, fitted wardrobes to bedroom one, lean-to/store, additional storage cupboard, gas central heating, UPVC double glazing. Nearby Schools - Hillbourne Primary, Broadstone First and Middle, Corfe Hills Secondary and both Grammar Schools.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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 20' 10" x 14' 0" (6.35m x 4.27m)

Kitchen 9' 10" x 9' 6" (3.00m x 2.90m)

Utility Room/Salon 13' 2" x 8' 1" (4.01m x 2.46m)

Conservatory 11' 1" x 8' 7" (3.38m x 2.62m)

Landing Doors to...

Bedroom One 17' 0" x 10' 4" (5.18m x 3.15m)

Bedroom Two 10' 7" x 10' 2" (3.23m x 3.10m)

Bathroom 6' 9" x 5' 5" (2.06m x 1.65m)

Driveway Off-Road Parking

Garden South West Facing

Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	84
England, Scotland & Wales		EU Directive 2002/91/EC	

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.