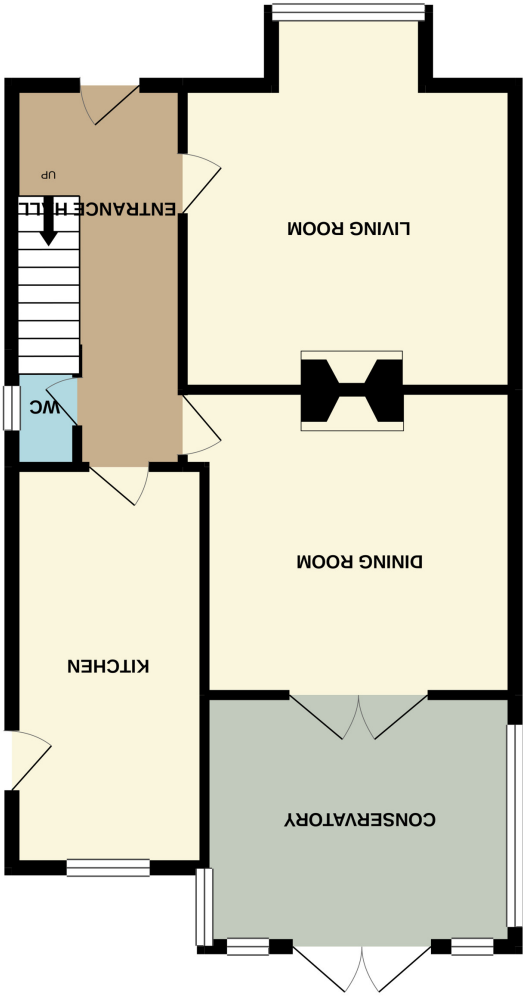


1ST FLOOR 470 sq.ft. (43.7 sq.m.) approx.



GROUND FLOOR 647 sq.ft. (60.1 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 approximately taken and no responsibility is taken for any 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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**Location**

Situated in a desirable residential area, Vale Road is just a short distance from the bustling centre of Poole, this location provides easy access to a wide range of local amenities, including shops, restaurants, and schools. Poole Harbour, with its stunning views and recreational opportunities, is just a few minutes away, offering a scenic setting for boating and watersports enthusiasts.

The nearby award-winning beaches, including the famous Sandbanks, provide the ideal escape for outdoor lovers, whether it's for leisurely walks, sunbathing, or enjoying the vibrant beach scene. For commuters, Vale Road is well served by excellent transport links, with direct access to the A35 and local bus routes, ensuring easy travel to surrounding areas such as Bournemouth and beyond.

**Entrance Hall**

Stairs leading to the first floor, access to Ground Floor WC, Living Room, Dining Room & Kitchen.

**Ground Floor WC**

Close coupled WC, wash hand basin and side aspect double glazed window.

**Living Room**

4.53m x 3.97m (14' 10" x 13' 0") Max into bay. Spacious and bright room with front aspect double glazed bay window.

**Dining Room**

3.72m x 3.70m (12' 2" x 12' 2") Spacious room with double opening double glazed patio doors giving access through to the Conservatory.

**Conservatory**

3.63m x 3.00m (11' 11" x 9' 10") Of brick and UPVC double glazed construction, double opening double glazed patio doors giving access to the Rear Garden.

**Kitchen**

4.78m x 2.29m (15' 8" x 7' 6") A good sized Kitchen with a comprehensive range of matching wall mounted and base units with work surfaces over, inset four ring gas burner hob with built in oven beneath, space for washing machine, tiled floor, space for American style fridge freezer, radiator, rear aspect double glazed window, sink unit with mixer tap, space for dishwasher, side aspect double glazed door giving access through to the Rear Garden.

**First Floor Landing**

Side aspect double glazed window, access tp all principle rooms.

**Bedroom One**

4.01m x 3.67m (13' 2" x 12' 0") A spacious double room with a front aspect double glazed window.

**Bedroom Two**

3.73m x 3.60m (12' 3" x 11' 10") Further double room.

**Bedroom Three**

2.80m x 2.28m (9' 2" x 7' 6") A good sized third bedroom.

**Bathroom**

2.58m x 2.19m (8' 6" x 7' 2") Recently fitted suite comprising of a corner shower cubicle with thermostatic shower unit, shaped bath, wash hand basin and close coupled WC.

**Outside - Front**

Brick paved driveway providing off road parking for several vehicles, on the right hand side of the property are large security gates giving access down the side of the property, dry storage area with power which in turn gives access through to the rear garden.

**Rear Garden**

Paved patio area, section of artificial lawn. The Rear Garden has been extensively re-landscaped. Steps leading up to a higher tier which is laid to lawn and enclosed by feather board fencing and brick.



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

