



11 Stanley Road, Poole Quay, Poole BH15 1QX

£375,000 Freehold

**** IDEAL FAMILY HOME **** A characterful three bedroom mid terrace house ideally situated just a short walk from Poole Quay with eateries, bars and views over the harbour. Poole Town centre with its array of shopping facilities and central transport links is also close to hand. This family home has been tastefully modernised by the current owners and boasts bright and airy accommodation throughout, which comprises: kitchen, dining room, lounge, utility space, three bedrooms, loft room, downstairs bathroom and upstairs shower room. Externally, this pretty property boasts an enclosed, courtyard style garden with rear access and large storage shed. Further features include underfloor heating to kitchen and bathroom, woodburner to lounge, kitchen skylight, understairs storage, outdoor shower, permit parking available for circa £60 pa, gas central heating, UPVC double glazing and planning permission granted for first floor extension and dormer window. Application No. APP/23/00812/F. Nearby schools - Twin Sails Infants, Oakdale Juniors and Poole High.

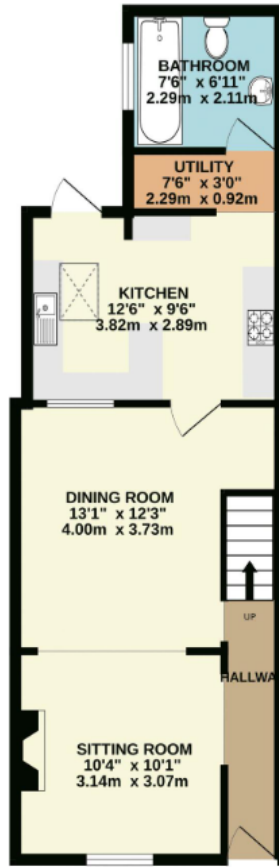
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**ANTHONY
DAVID & CO**

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



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



3 BED TERRACE

TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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Hallway Doors to...

Sitting Room 10' 4" x 10' 1" (3.15m x 3.07m)

Dining Room 13' 1" x 12' 3" (3.99m x 3.73m)

Kitchen 12' 6" x 9' 6" (3.81m x 2.90m)

Bathroom 7' 6" x 6' 11" (2.29m x 2.11m)

Utility Area 7' 6" x 3' 0" (2.29m x 0.91m)

Landing Doors to...

Bedroom One 13' 1" x 10' 4" (3.99m x 3.15m)

Bedroom Two 9' 6" x 7' 5" (2.90m x 2.26m)

Bedroom Three 7' 2" x 6' 9" (2.18m x 2.06m)

Shower Room

Garden Enclosed, Courtyard Style

Council Tax Band C



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			
		71	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of or all 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.