



10 St Marys Road, Poole, Dorset BH15 2LH

Guide Price £300,000 Freehold

**** NO FORWARD CHAIN **** This charming two/three bedroom mid terrace house is conveniently situated within yards of Poole Hospital and Maternity Unit. Poole Town centre with its array of shopping facilities and central transport links is also a short walk away. The property is in need of modernisation and internal viewing is a must to not only appreciate its superb location but also its full potential. The 1000 sq ft (approximately) of accommodation on offer comprises: lounge, dining room, conservatory, kitchen, downstairs bathroom, two double bedrooms and bedroom three/shower room to the upstairs. Externally the property boasts a South Easterly aspect garden with sun patio and lawned area which in turn leads to an oversized detached garage accessed via service lane. Further features include: feature fireplace to lounge, boarded loft with power and light, fitted wardrobes to bedrooms one and two, greenhouses, gas central heating and UPVC double glazing. Nearby Schools: Stanley Green Infants, Oakdale Juniors, Longfleet Primary, St Marys Catholic Primary and Poole High School.

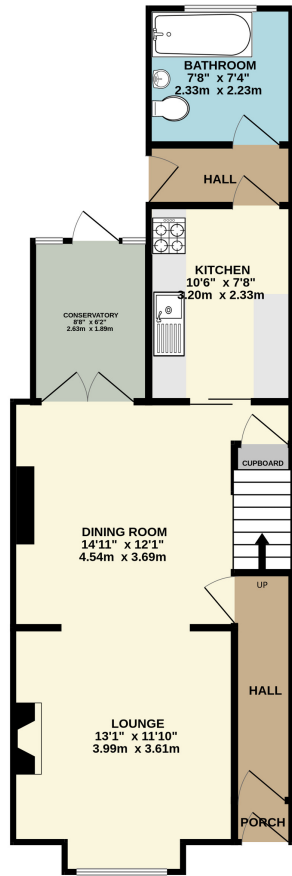
info@anthonydavid.co.uk

www.anthonydavid.co.uk

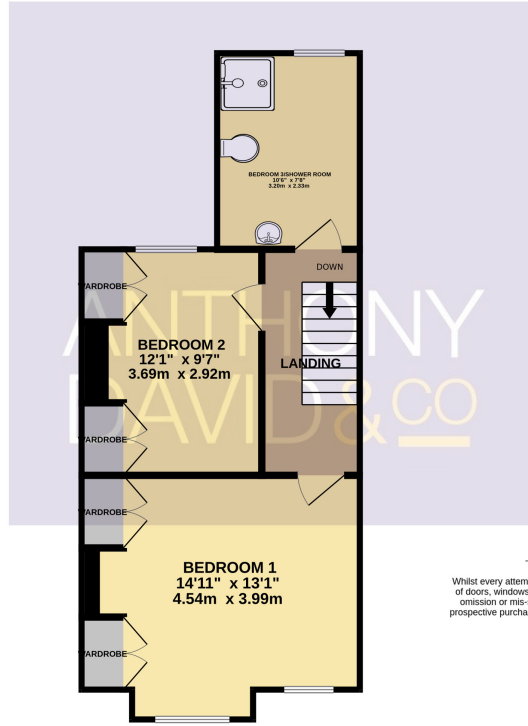
01202 677444

**ANTHONY
DAVID & CO**

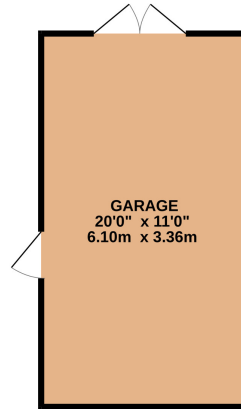
GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.5 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.
Made with Metropix ©2023

Entrance Hall Doors to

Lounge 13' 1" x 11' 9" (3.99m x 3.58m) into bay

Dining Room 12' 3" x 12' 1" (3.73m x 3.68m)

Conservatory 8' 7" x 6' 2" (2.62m x 1.88m)

Kitchen 10' 6" x 7' 6" (3.20m x 2.29m)

Inner Hall Door to

Bathroom 7' 8" x 7' 4" (2.34m x 2.24m)

Landing 12' 1" x 4' 11" (3.68m x 1.50m)

Bedroom One 15' 0" x 13' 2" (4.57m x 4.01m) into bay

Bedroom Two 12' 0" x 9' 7" (3.66m x 2.92m)

Bedroom Three/Shower Room 10' 6" x 7' 7" (3.20m x 2.31m)
10' 4" x 7' 6" (3.15m x 2.29m)

Garage 22' 0" x 11' 0" (6.71m x 3.35m)

Garden South Easterly aspect

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
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.