



91 Green Road, Poole, Dorset BH15 1QJ

£325,000 Freehold

A charming Victorian two double bedroom, mid terrace house ideally situated a short walk away from Poole Quay with its array of bars and eateries. Poole Town centre with its shopping facilities and central transport links, and scenic Baiter Park offering views over the harbour are also nearby. The property would benefit from cosmetic updating and internal viewing is advised to appreciate not only its fantastic location but also this ideal starter homes potential. The accommodation on offer comprises: living room, dining room, fitted kitchen, downstairs cloakroom, utility and shower room. Externally there is rear access off road parking and a low maintenance garden. Further features include feature fireplaces to living room and dining room, gas central heating and UPVC double glazing. Nearby Schools - Old Town Infants, Oakdale Juniors and Poole High School.

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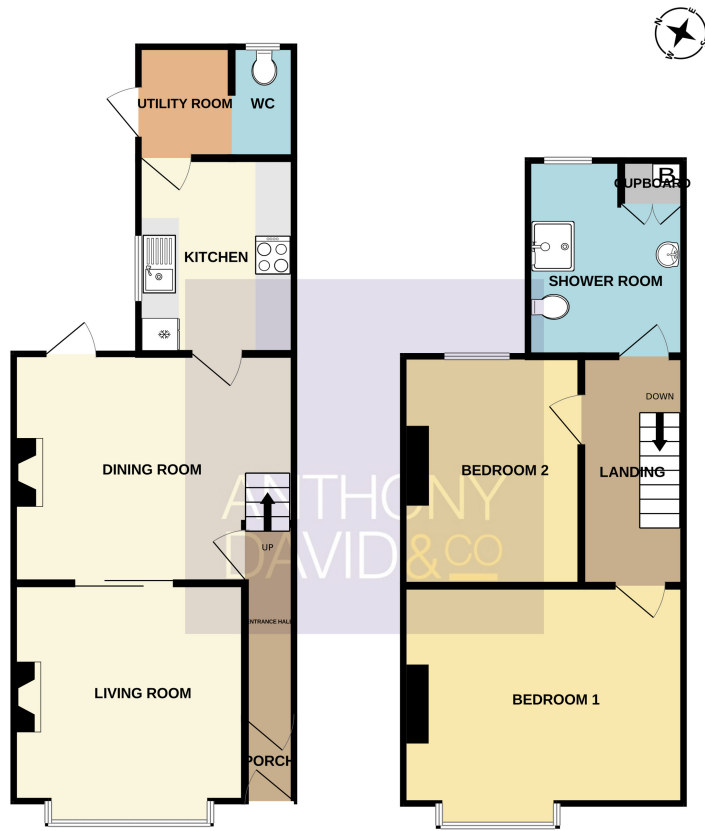
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GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



Entrance Hall Doors to

Living Room 12' 1" x 11' 8" (3.68m x 3.56m)

Dining Room 14' 2" x 11' 7" (4.32m x 3.53m)

Kitchen 9' 11" x 7' 10" (3.02m x 2.39m)

Utility Room 5' 7" x 5' 2" (1.70m x 1.57m)

Downstairs Cloakroom 5' 7" x 3' 2" (1.70m x 0.97m)

Landing 11' 7" x 5' 0" (3.53m x 1.52m)

Bedroom One 14' 1" x 12' 3" (4.29m x 3.73m)

Bedroom Two 11' 7" x 9' 0" (3.53m x 2.74m)

Shower Room 10' 0" x 8' 0" (3.05m x 2.44m)

Garden Low maintenance

Parking Off road parking via rear access

Council Tax Band C

TOTAL FLOOR AREA : 835 sq.ft. (77.5 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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