







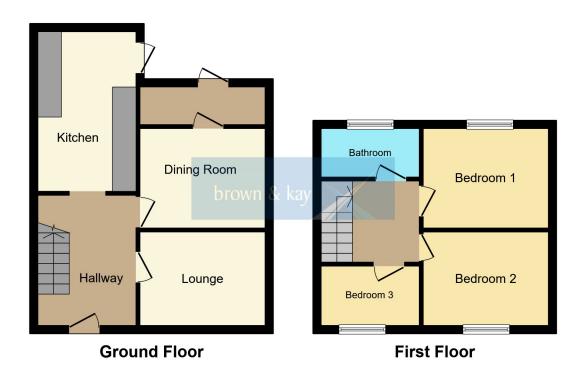


# 18 BALSTON ROAD, POOLE, DORSET BH14 0QH Guide Price £285,000

- NO FORWARD CHAIN
- SOUGHT AFTER CUL-DE-SAC LOCATION
- REAR GARDEN

- MODERNISATION REQUIRED
- LOUNGE & DINING ROOM
- OFF ROAD PARKING





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Occupying a SOUGHT AFTER CUL-DE-SAC location and offered for sale with NO FORWARD CHAIN is this THREE BEDROOM semi detached home. The property, whilst requiring COMPLETE MODERNISATION, benefits from OFF ROAD PARKING and a GARDEN to the REAR.

## **LOUNGE**

11' 10" x 11' 4" (3.61m x 3.45m) Front aspect UPVC double glazed window, radiator.

#### **DINING ROOM**

12' 1"  $\times$  10' 1" (3.68m  $\times$  3.07m) Rear aspect, radiator.

#### **KITCHEN**

16' 0" x 7' 2" (4.88m x 2.18m) Base units with work surfaces over, appliances to remain.

#### FIRST FLOOR LANDING

# **BEDROOM ONE**

13' 9"  $\times$  8' 11" up to built in wardrobes (4.19m  $\times$  2.72m) Front aspect UPVC double glazed bay window, radiator.

#### **BEDROOM TWO**

11' 11"  $\times$  8' 10" up to built-in wardrobes (3.63m  $\times$  2.69m) UPVC double glazed window, radiator.

### **BEDROOM THREE**

7' 3"  $\times$  7' 1" (2.21m  $\times$  2.16m) Front aspect UPVC double glazed window, radiator.

#### **BATHROOM**

Frosted window, bath, w.c. and was hand basin.

#### FRONT OF PROPERTY

Driveway provides parking.

#### **REAR GARDEN**

Patio with remainder laid to lawn.

# **COUNCIL TAX - BAND C**

