



20 Stanley Road, Poole, Dorset BH15 1QY

Guide Price £310,000 Freehold

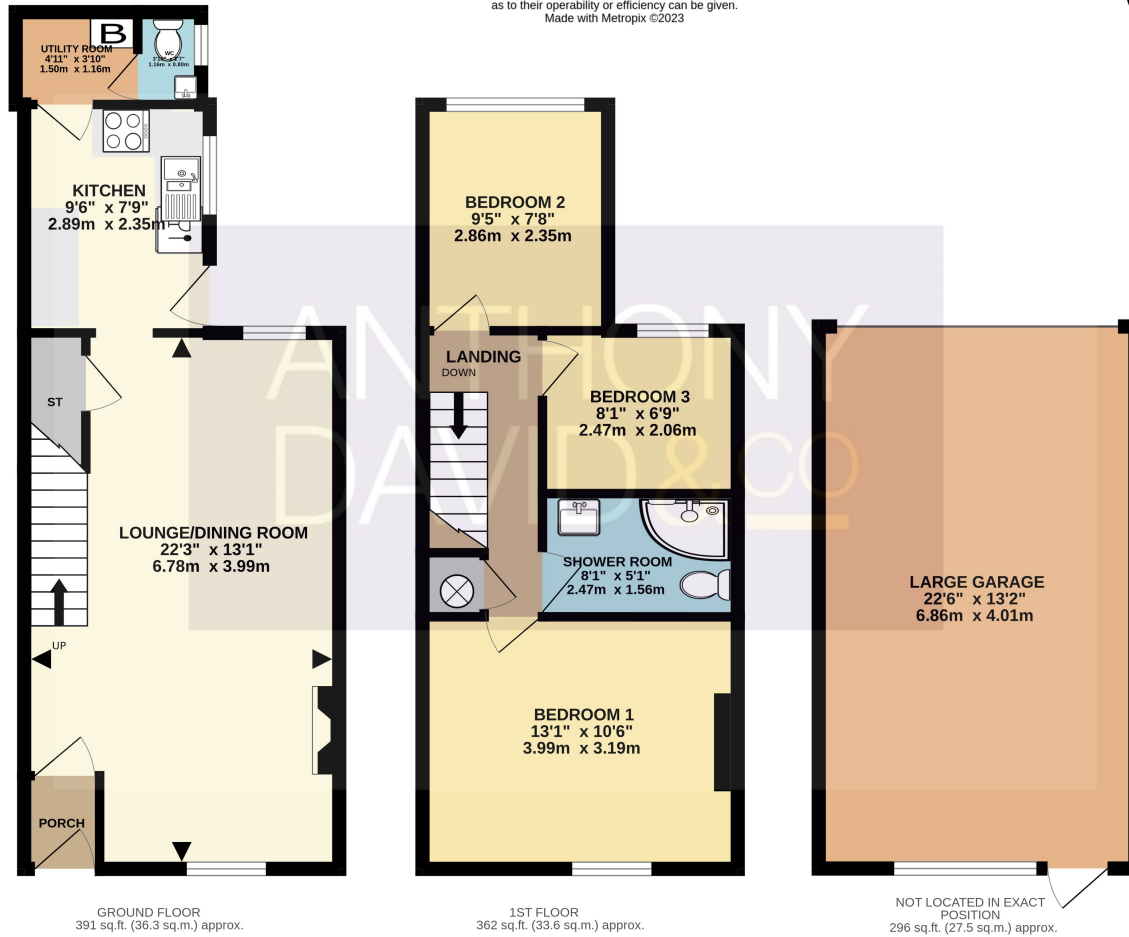
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**** NO FORWARD CHAIN **** A charming three bedroom mid terrace house ideally situated just a short walk from Poole Quay with eateries, bars and views over the harbour. Poole Town centre with its array of shopping facilities and central transport links is also close to hand. The property would benefit from some cosmetic updating and internal viewing is highly advised to appreciate not only its fantastic location but also its full potential. The accommodation on offer comprises: 22' lounge/diner, fitted kitchen, utility area, downstairs cloakroom and first floor shower room. Externally the property has a Southerly aspect courtyard style garden and rear access to a large garage with electric up roller door. Further features include: gas central heating and UPVC double glazing. Nearby schools - Twin Sails Infants, Oakdale Juniors and Poole High.

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TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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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Entrance Porch Door to

Lounge/Diner 22' 3" x 13' 1" (6.78m x 3.99m)

Kitchen 9' 6" x 7' 9" (2.90m x 2.36m)

Utility Area 4' 11" x 3' 10" (1.50m x 1.17m)

Downstairs Cloakroom 3' 2" x 2' 7" (0.97m x 0.79m)

Landing Doors to

Bedroom One 13' 1" x 10' 6" (3.99m x 3.20m)

Bedroom Two 9' 5" x 7' 8" (2.87m x 2.34m)

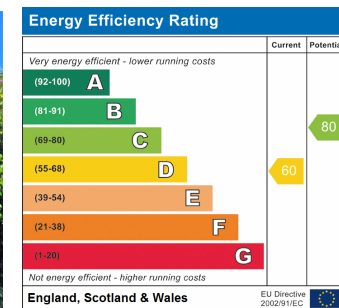
Bedroom Three 8' 1" x 6' 9" (2.46m x 2.06m)

Shower Room 8' 1" x 5' 1" (2.46m x 1.55m)

Garage 22' 6" x 13' 2" (6.86m x 4.01m)

Garden Southerly aspect

Council Tax Band C



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.