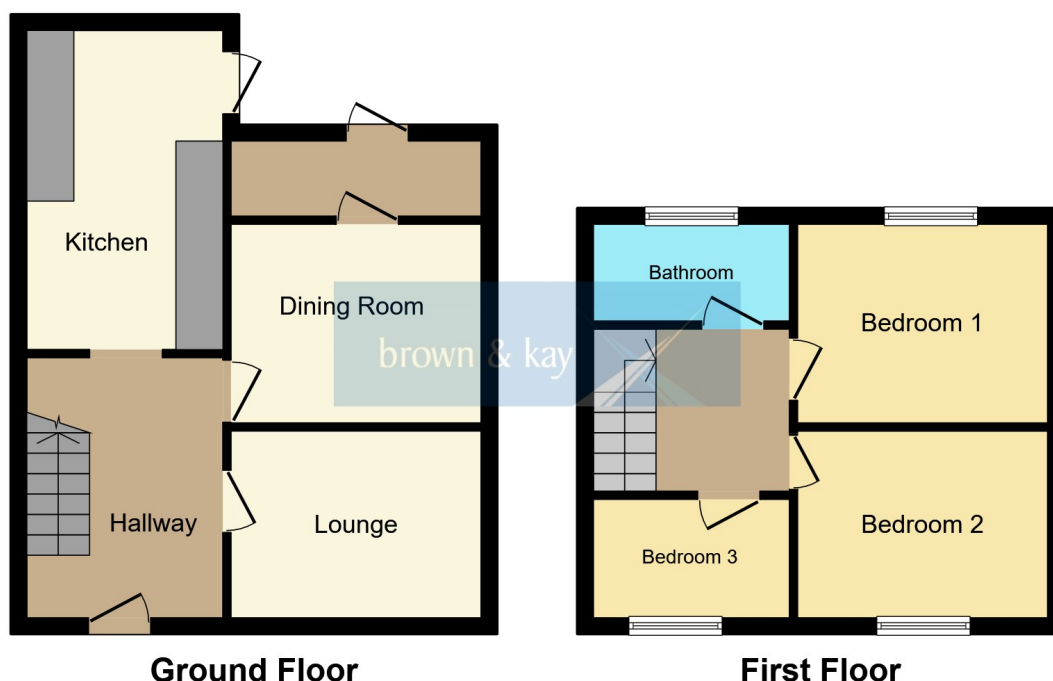




18 BALSTON ROAD, POOLE, DORSET BH14 0QH

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" x 10' 1" (3.68m x 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" x 8' 11" up to built in wardrobes (4.19m x 2.72m) Front aspect UPVC double glazed bay window, radiator.

### BEDROOM TWO

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

### BEDROOM THREE

7' 3" x 7' 1" (2.21m x 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

