



8 Balston Road, Poole, Dorset BH14 0QH

£315,000 Freehold

A superb three bedroom semi detached house ideally situated in this cul-de-sac location between Parkstone and Oakdale. The scenic Sea View point is a short walk away whilst Ashley Cross with its shops, bars and bistros is also close to hand. The property presents an ideal starter family home and internal viewing is highly advised to not only appreciate its location but also the well presented accommodation on offer which comprises: lounge, kitchen/diner, downstairs bathroom, impressive master bedroom, second double bedroom and one single bedroom. Externally the property boasts a good sized rear garden being mainly laid to lawn and sun deck ideal for sitting out in the summer months. Further features include: understairs storage, on street parking, gas central heating and UPVC double glazing. Nearby Schools Sylvan Infant School, Branksome Heath Junior School, Poole High School and St Edwards RC/CoE

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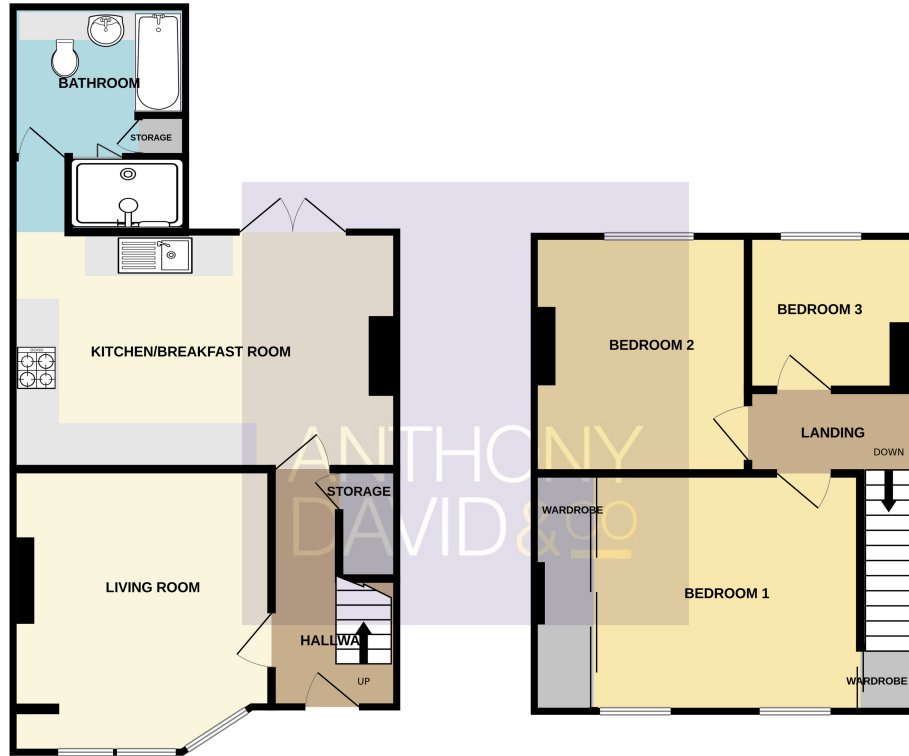
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GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



- Entrance Hall 11' 2" x 5' 10" (3.40m x 1.78m)
- Lounge 14' 5" x 12' 2" (4.39m x 3.71m) max
- Kitchen/Diner 18' 7" x 11' 2" (5.66m x 3.40m)
- Inner Hall 3' 6" x 2' 7" (1.07m x 0.79m)
- Bathroom 8' 2" x 7' 1" (2.49m x 2.16m)
- Landing 8' 1" x 3' 1" (2.46m x 0.94m)
- Bedroom One 15' 5" x 11' 2" (4.70m x 3.40m)
- Bedroom Two 11' 3" x 9' 11" (3.43m x 3.02m)
- Bedroom Three 8' 1" x 7' 7" (2.46m x 2.31m)
- Garden Enclosed
- Council Tax Band C

TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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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			
		71	84
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part of or all 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.