



Asking Price  
£325,000

Freehold

BELBEN ROAD, POOLE, DORSET BH12 4PH



- ◆ SEMI-DETACHED HOUSE
- ◆ THREE BEDROOMS
- ◆ DRIVEWAY PARKING
- ◆ SOLAR PANELS

A semi-detached, three bedroom home benefiting from a generous garden, off road parking, scope to extend, gas fired heating and double glazing.

## Property Description

Belben Road is positioned between Canford Heath and Wallisdown, close to the shopping amenities of Turbury Retail Park and within easy reach of Poole town centre. This particular home is set back from the road, creating a sense of privacy and providing driveway parking for multiple cars. The accommodation comprises of a welcoming entrance hall, open plan living/ dining space, fitted kitchen with a selection of base and eye level units, which also provides access to the enclosed rear garden. Additionally, you have the benefit of a conservatory, access through the main living space. On the first floor there are three bedrooms which are all serviced by the family bathroom.

Furthermore the home benefits from gas fired heating, is double glazed throughout and has the solar paneling installed on the roof.

## Garden and Grounds

The front garden is primarily laid to lawn and there is off road parking, providing parking for multiple vehicles. To the right of the home, you have a pathway, which provides access to the enclosed rear garden. The rear garden has been landscaped to minimise maintenance and offers kept flower beds as well as areas of lawn which have been laid to artificial grass.

## Location

Bournemouth is a large coastal resort town with award-winning beaches on the south coast of England. To the east lies the famous Jurassic Coast – a World Heritage Site. Bournemouth has excellent transport connections via rail, bus, road or sea. The town has historic tropical gardens, golden sands and surfing, panoramic views from the clifftops and a bustling town centre. There are plenty of indoor and outdoor attractions including museums, galleries and many cosmopolitan restaurants, cafes and bars. Bournemouth's climate and location has made it a popular destination for visitors. The town is also a regional centre of business and home of the Bournemouth International Centre (BIC).



Size: Approx 885 sq ft (82.2 sq m)  
 Heating: Gas Fired  
 Glazing: Double Glazed  
 Parking: Driveway Parking  
 Garden: Enclosed Rear Garden. North Facing  
 Main Services: Gas, Electric, Water & Drains  
 Local Authority: BCP Council  
 Council Tax: Band C  
 Additional Information:

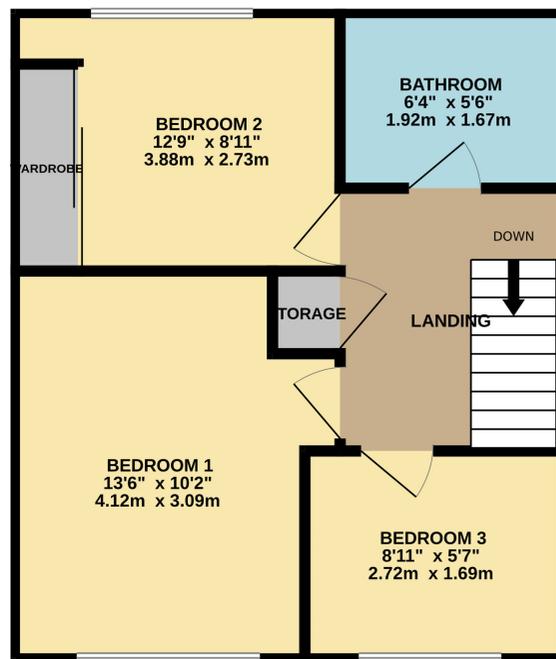
For information on broadband and mobile signal, please refer to the Ofcom website.

For information relating to flood risk, please refer to gov.uk

GROUND FLOOR  
460 sq.ft. (42.8 sq.m.) approx.

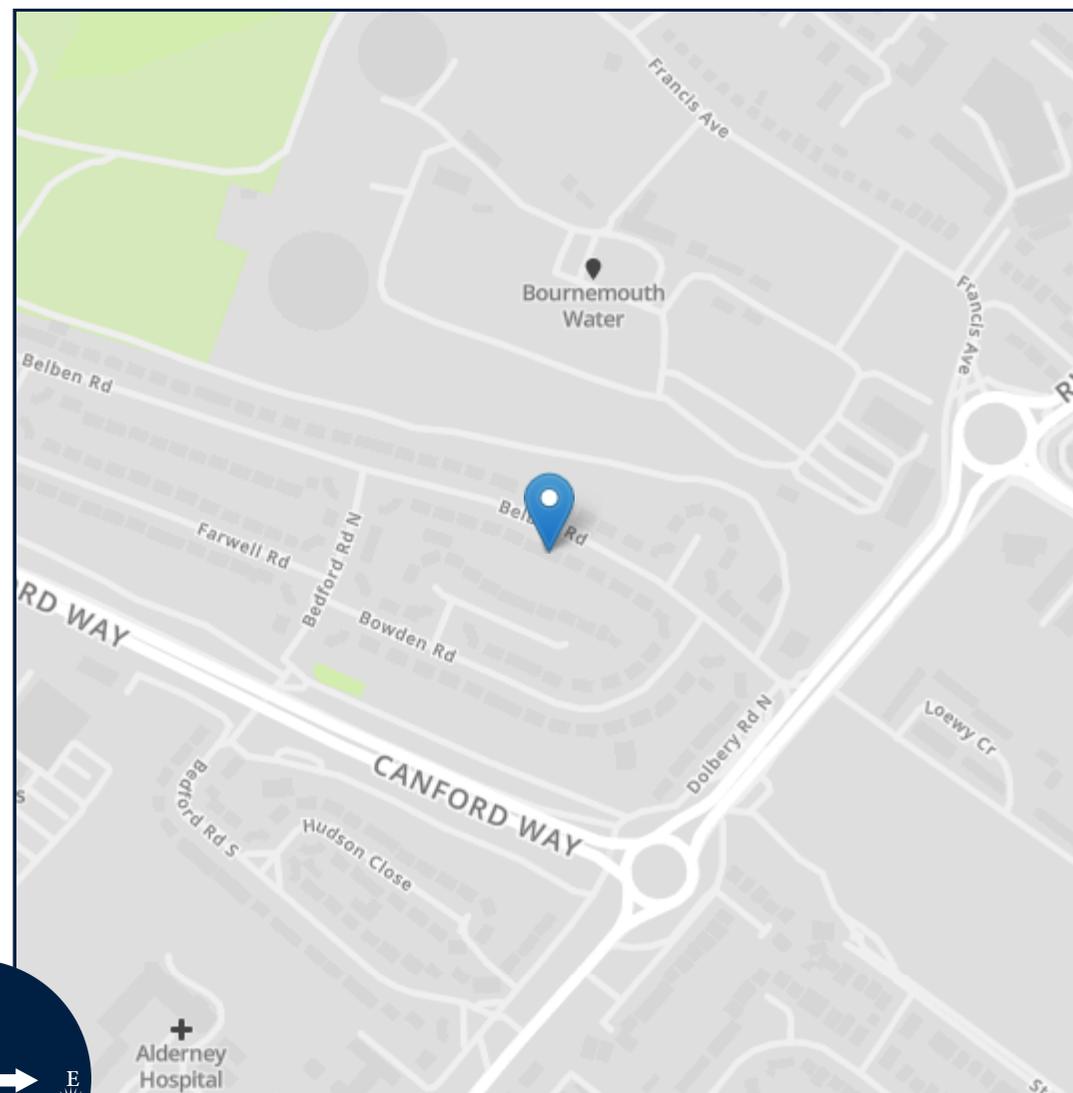
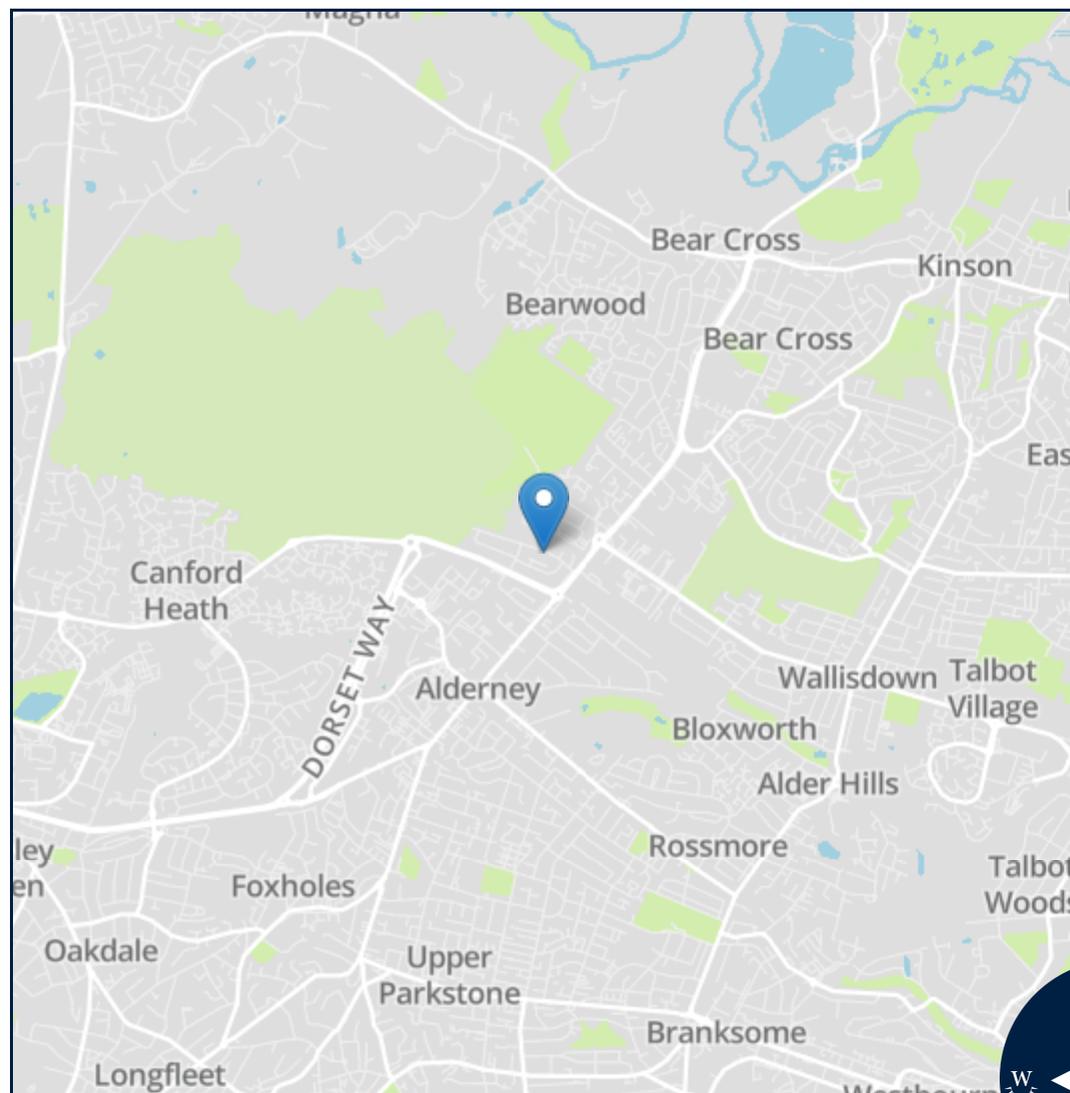


1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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