



brown & kay

residential sales

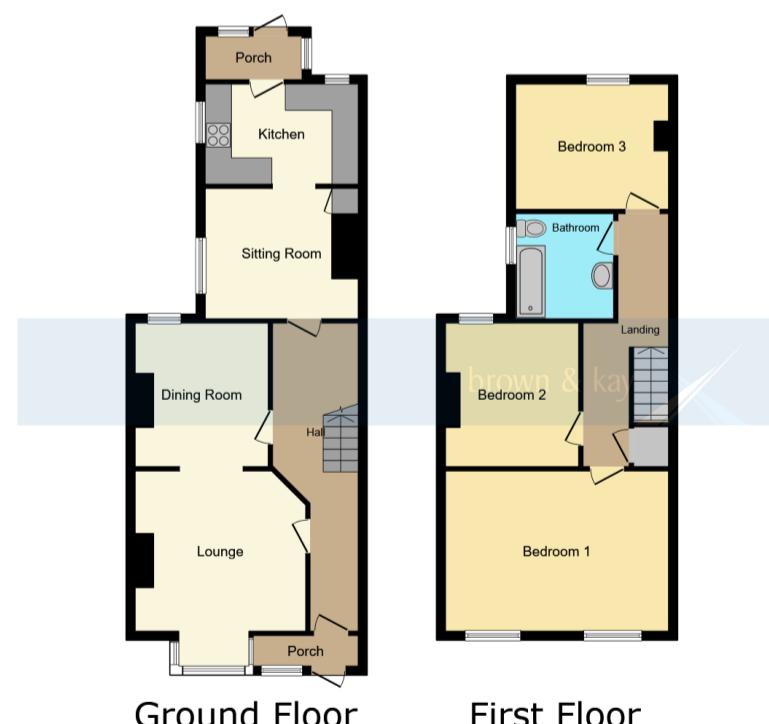
lettings

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auctions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor

First Floor

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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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79 Sterte Road, Poole, Dorset BH15 2AB

£320,000

The Property

Brown and Kay are delighted to market this well presented, family home which is situated in a sought-after location conveniently positioned within close proximity to an abundance of amenities to include Poole Train station with direct links to Waterloo! The home is filled with many original character features such as the doors, architraves, high skirtings and archways whilst the current owners have tastefully updated the home to include a recently installed combination boiler and new facias and soffits! The generous accommodation throughout with benefits to include a large living/dining room with feature bay window, a further reception room, modern fitted kitchen and utility room, three double bedrooms and large family bathroom. Furthermore, there is a south facing courtyard mainly laid to patio for low maintenance al-fresco dining and driveway providing off road parking for two vehicles.

The property occupies a most convenient location for access in to Poole town centre which offers a comprehensive range of shopping facilities together with the main bus depot and main line rail station with links to London Waterloo. Historic Poole Quay with its pretty water front and many eateries is also close by as is the famous Sandbanks with its glorious sandy beaches, a hotspot for water sport enthusiasts.

DRIVEWAY

Laid to hardstanding providing off road parking for two vehicles.

ENTRANCE PORCH

LIVING ROOM

11' 8" x 11' 8" (3.56m x 3.56m) Double glazed feature bay window to front aspect, electric fire.

DINING ROOM

11' 3" x 9' 6" (3.43m x 2.90m) Double glazed window to rear aspect.

SITTING ROOM

11' 0" x 10' 8" (3.35m x 3.25m) Double glazed window to side aspect, feature fireplace.

KITCHEN

10' 8" x 7' 5" (3.25m x 2.26m) Dual aspect double glazed windows to side and rear aspect, mix of base and wall units with complementary work surfaces over, a range of integrated appliances to include oven, electric hob and dishwasher, space for washing machine.

REAR PORCH

Space for fridge freezer, further cupboard and work surface, door to garden.

BEDROOM ONE

15' 4" x 11' 8" (4.67m x 3.56m) Double glazed windows to front aspect, large fitted wardrobes.

BEDROOM TWO

11' 3" x 9' 8" (3.35m x 3.25m) Double glazed window to rear aspect, feature fireplace.

BATHROOM

Frosted double glazed window to side aspect, w.c, wash hand basin, bath with thermostatic shower over.

BEDROOM THREE

11' 0" x 10' 8" (3.43m x 2.95m) Double glazed window to rear aspect.

REAR GARDEN

South facing with a mix of hardstanding and decking, side access to front of the home.

COUNCIL TAX - BAND C