

FOR SALE

3 Mount Road, Poole, Dorset BH14  
0QW



PHILIPPA SOLE



£900,000

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Six double bedrooms, four bath/shower rooms

Victorian Villa

Flexible accommodation set over three floors plus cellar

Wealth of character features throughout

Mature level rear garden

Ample off road parking

Close to mainline train station and transport links

No forward chain

Band E - £2,503.40

Freehold

## About this property

Six double bedrooms, four bath/shower rooms, Victorian Villa. Providing spacious and versatile accommodation, with a level rear garden and ample off road parking. Perfect for a growing family or an opportunity as home and income. Ideally positioned to local amenities and transport links.

This unique property offers flexible accommodation with a number of receptions and bedrooms, which can be configured to suit either a large family or potential as a home and income. The present owners have maintained and enhance the character and integrity of this stunning house. Retaining many of the original features to include: Deep skirtings, picture rails, large sash windows, ornate coving, Arts and Crafts inspired staircase which is complemented by high ceilings and exposed solid wood floorings. Immediately on entering this stunning house you are greeted with the spaciousness and grandeur which is to be found throughout this exceptionally well presented home. The ground floor provides a dual aspect dining room, drawing room with a built in dresser style unit and an open fire with attractive surround. The kitchen breakfast room is fitted with a shaker style units and incorporates a Rangemaster cooker, twin butler sink, dishwasher and microwave, this in turn leads to the utility. The first and second floor provide six double bedrooms. The main bedroom with sylvan outlook, floor to ceiling built in wardrobes and luxury en suite bath/shower room. Outside the garden is mainly laid to lawn with well defined dining and entertaining area's, plus a variety of out buildings. The property is set back from the road, creating ample off road parking.

## Location

Positioned in a quiet Cul-de-Sac location and yet walking distance to local convenient stores, coffee shops and bars. Parkstone railway station is within half a mile, providing a main line to London Waterloo. And just 4 miles away are the award winning beaches for which this area is well know for, perfect for the boating and water sports enthusiast.





GROUND FLOOR  
APPROX. FLOOR  
AREA 319 SQ FT  
(29.6 SQ M)



1ST FLOOR  
APPROX. FLOOR  
AREA 305 SQ FT  
(28.2 SQ M)



2ND FLOOR  
APPROX. FLOOR  
AREA 137 SQ FT  
(12.6 SQ M)

TOTAL APPROX. FLOOR AREA 2865 SQ FT (265.2 SQ M)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only, and should be used as a guide for any prospective purchasers. The materials, finishes and appliances shown are not intended to be exact and are subject to change without notice. The information is for guidance only and is not intended to be used for any other purpose.

**Energy Efficiency Rating**

		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	45	60
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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