

North Road, Poole,  
Dorset, BH14 0LT



**HEARNES**

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# North Road, Poole, Dorset, BH14 0LT

## Freehold Guide Price £300,000

A 1930's detached family home which is perfect for personalisation and offers 5 bedrooms, 2 reception rooms, good size kitchen, 2 bathrooms, a conservatory, low maintenance rear garden (currently set up as a children's play area) and off road parking. The property has been used as a nursery until recently and still retains the D1 business use if anyone would like to do the same.

- 5 bedroom detached 1930's home
- 1576 square feet of accommodation over 3 floors
- D1 business use (can be removed)
- Good size kitchen
- The lounge and dining room are separated by bi-fold doors and are both currently set up as a childcare area
- Large double glazed conservatory with radiator
- Loft conversion with 2 bedrooms and a bathroom
- 2 bathrooms
- Double glazed porch area, ideal for coat and shoe storage
- A light and airy feel throughout due to the large bay windows and high ceilings expected in a 1930's property
- Off road parking space for one car via an electric gate, accessed by the road at the rear of the house
- Double glazing
- Gas central heating
- 60ft X 20ft rear garden including parking space

This spacious home is only 350 yards from Poole Park with its range of leisure facilities, restaurants, boating lake and cafes. Poole Town Centre is only a mile down the road, offering an extensive range of shops and restaurants. Poole Quay is a little further on and offers boating excursions around the Jurassic coastline and a further array of restaurants and bars with harbour views. Ashley Cross is just half a mile away with its excellent array of restaurants, bars and independent shops.

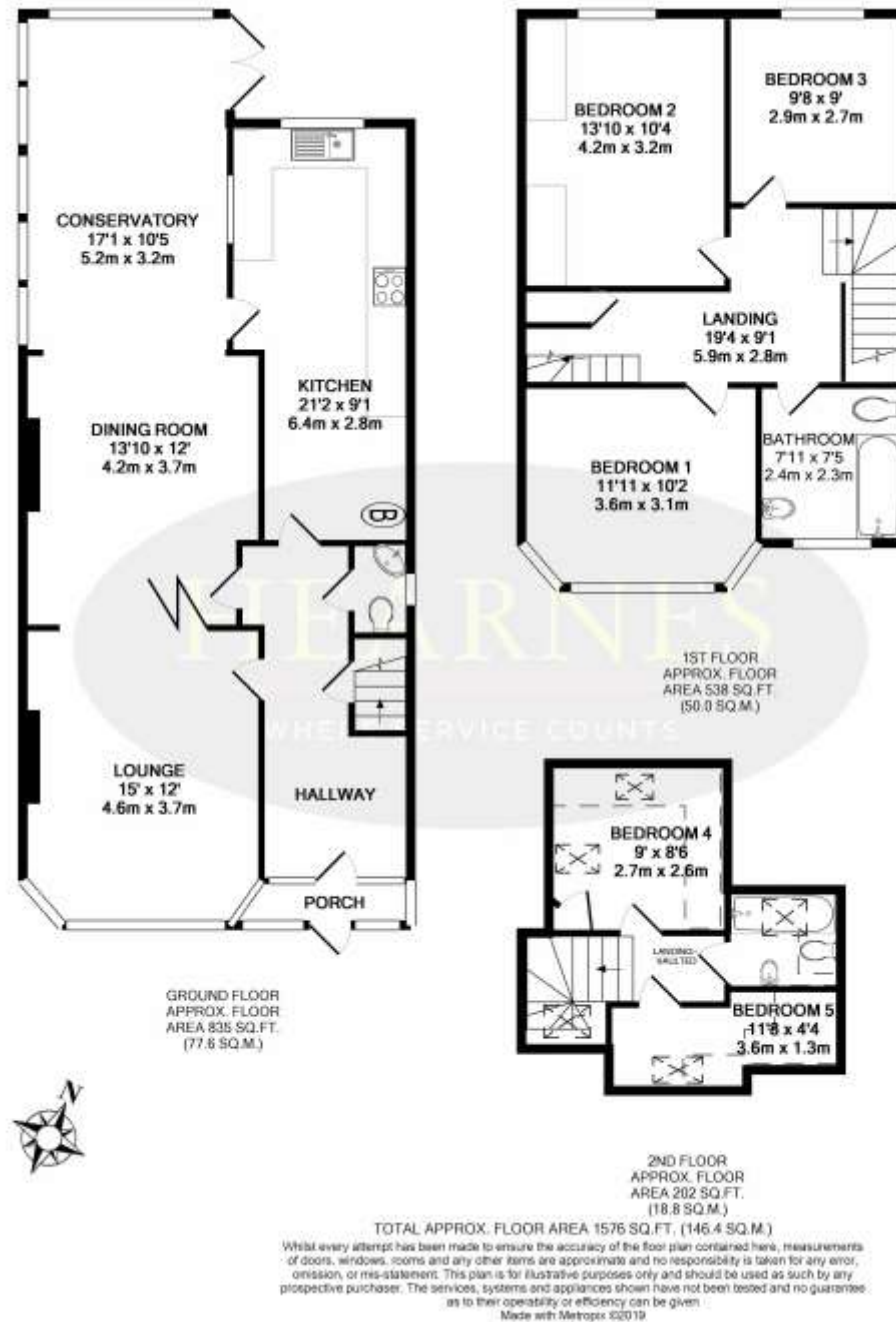
\*Agents Note: Restricted headroom in the 4<sup>th</sup> & 5<sup>th</sup> bedrooms and bathroom

COUNCIL TAX BAND: D

EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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