

James Road, Poole, BH12 1EA



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ESTATE AGENTS

# What it's got.

Tucked away in a quiet cul-de-sac location, this beautifully presented three-bedroom terraced home has been completely renovated throughout, offering stylish, move-in-ready living in a great location. With a driveway for one car and on-street parking for guests, a generous garden, and a modern finish from top to bottom, this home is ideal for first-time buyers or young families.

Step inside to a separate lounge filled with natural light, a spacious through dining area leads to a sleek, modern kitchen, ideal for entertaining and everyday living. The contemporary downstairs bathroom has been thoughtfully designed and includes a 3-piece suite.

Upstairs, you'll find three good-sized bedrooms, each neutrally decorated and ready for your personal touch.

Outside, the large rear garden provides plenty of space for relaxing, playing, or gardening, while the driveway at the front is ideal off-road parking.







## What the owner says.

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“This house was our first home together, we’ve loved renovating it making the house a true cosy home. We’ve hosted Christmas’ and birthdays here, had a baby, started new jobs. We survived Covid here and the road became our community, having roast dinners and coffees on the street together. As a bonus it stays cool in the heat too.”



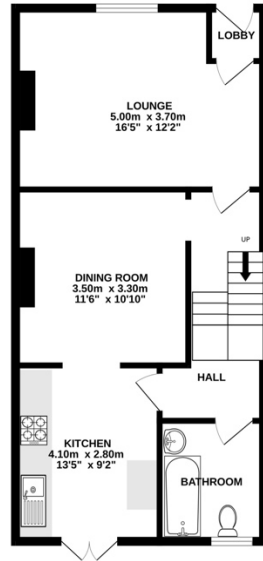
## Where it is.

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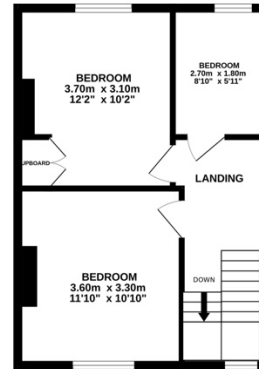
Ideally located within walking distance to Coy Pond, Westbourne and Branksome chine beach. Branksome chine beach is approx. a 30 minute walk away and Westbourne with its variety of shops, restaurants and bars is approximately a 15 minute walk. Branksome Train Station is approximately a 10 minute walk away with access routes to London and good transport around.



GROUND FLOOR  
53.1 sq.m. (572 sq.ft.) approx.



1ST FLOOR  
35.5 sq.m. (382 sq.ft.) approx.



JAMES ROAD

TOTAL FLOOR AREA: 88.6 sq.m. (954 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, 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 guidance purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaplan 12/2021

## Technical bits.

- Approx 954 Sq. Ft in accommodation
- 3-bedroom terrace home
- Large sunny garden
- Turnkey home
- Quiet cul-de-sac location
- Council tax band - B
- Recently renovated throughout
- Open fireplace
- Off road parking
- EPC - C

**DISCLAIMER:** Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.