

Salisbury Road, Poole, BH14 0DP



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ESTATE AGENTS

What it's got.

Step into this charming, terraced house located in a desirable area, boasting a southerly facing garden with a newly laid patio. Recently refurbished by the current sellers, this home offers a fresh and modern feel throughout.

Spread across three floors, the property features three double bedrooms, a family bathroom and separate WC perfect for a growing family or those in need of extra space.

On the ground floor, the kitchen really is the heart of the home, a perfect social space for the family, with patio doors leading out onto the garden. Step outside and you'll fall in love with this southerly aspect garden. With the added patio, you can effortlessly transition from indoor to outdoor living.

The driveway provides convenient off-street parking for one car, a rare find in this sought-after location.



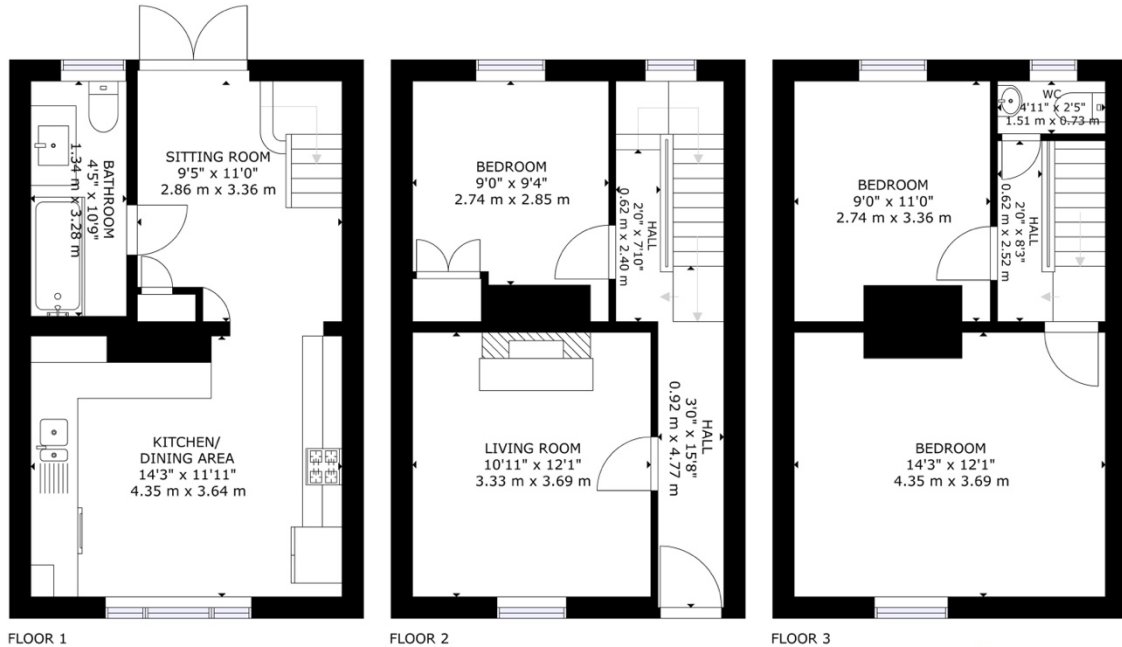


What the owner says.

“We lived here as tenants for 4 years before we brought the property. In the 2 years since being homeowners, we have spent a lot of care on renovating the house to give it the attention to detail that it deserves. We have loved living here - the high ceilings, 2 reception rooms and 3 double bedrooms have allowed our family and pets to grow here. The south facing garden really comes into its own during the warmer months, we created a large patio area for hosting and outdoor eating, a grass area large enough to kick a ball around and a sheltered kitchen area so we could bbq even when it's drizzling. The working fireplace is a great feature which we will miss. Courthill and Baden school catchment area, both of which have been wonderful for our children. Friendly neighbours on both sides which creates a real community feeling.”

Where it is.

Located in the ever-popular 'Lower Parkstone' this home boasts catchment for some of the best local schools, alongside its close proximity to local transport networks into Poole & Bournemouth. With Waitrose right on your doorstep and a whole host of convenience stores at an arm's reach this property couldn't be more ideally located. Alongside this you are a short drive/cycle from Branksome train station, which offers direct routes to London Waterloo.



GROSS INTERNAL AREA
FLOOR 1: 337 sq.ft, 31 m², FLOOR 2: 337 sq.ft, 31 m², FLOOR 3: 337 sq.ft, 31 m²
TOTAL: 1011 sq.ft, 93 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- South facing garden
- Terraced house
- Spread across 3 floors
- Desirable location
- Council Tax Band - C
- 3 double bedrooms
- Recently refurbished by the current sellers
- Driveway
- Approx. 1011 Sq. Ft
- EPC - D

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.