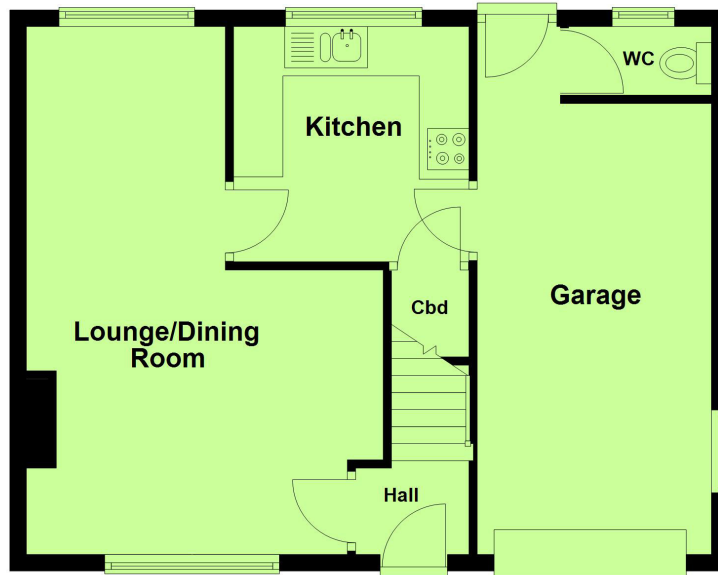
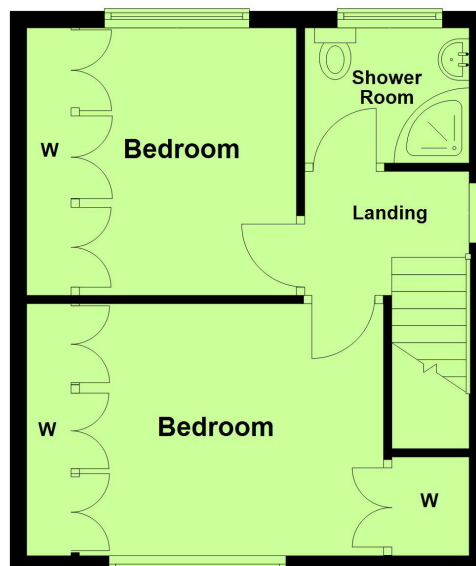


19 Methuen Road  
Poole BH17 7NA

Price **£260,000** Freehold



A TWO DOUBLE BEDROOM SEMI  
DETACHED HOUSE SITAUTED IN  
A QUIET AND POPULAR RESIDENTIAL  
LOCATION, BENEFITTING FROM  
SIZEABLE REAR GARDEN AND NO  
FORWARD CHAIN.

**Ground Floor****First Floor**

**Total area: approx. 87.0 sq. metres (936.1 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.

- \* ENTRANCE HALL 4'4" x 3'4" (1.34m x 1.03m)**
- \* SITTING ROOM 12'4" x 11'1" (3.77m x 3.38m)**
- \* DINING AREA 10' x 7'5" (3.04m x 2.28m)**
- \* KITCHEN 9'8" x 9'3" (2.98m x 2.83m)**
- \* STAIRS RISING TO FIRST FLOOR**
- \* BEDROOM ONE 11'8" TO WARDROBE FRONT x 9'9" (3.59m x 3.01m)**
- \* BEDROOM TWO 10'6" x 8'7" TO WARDROBE FRONT (3.23m x 2.65m)**
- \* SHOWER ROOM 6'5" x 5'5" (1.98m x 1.67m)**
- \* DRIVEWAY PARKING**
- \* SINGLE GARAGE**
- \* SIZEABLE REAR GARDEN**
- \* DOUBLE GLAZED**
- \* GAS FIRED CENTRAL HEATING**











**ABOUT THIS PROPERTY**

The double glazed frosted front door gives access into the entrance hall which has stairs rising to the first floor. The light and airy sitting room has window to front aspect, TV point, telephone point, central fireplace with brick surround and gas fire and archway leading through to the dining area which has window to rear aspect. The kitchen has window to rear aspect, built in storage cupboard, range of wall and floor mounted cupboards, roll top work surfaces, fully tiled walls, one and a quarter single sink with drainer and mixer tap, wall mounted boiler, space for washing machine, stable door leading to the garage and integrated appliances to include oven, four ring gas hob and extractor fan over.

The first floor landing has frosted window to side and loft access via a hatch. Bedroom one has window to front aspect and benefits from a range of fitted wardrobes. Bedroom two has window to rear aspect with pleasant views over the rear garden and benefits from a range of fitted wardrobes. The shower room has frosted window to rear aspect, fully tiled walls and flooring, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with 'Mira' shower.

To the front of the property is a small area laid to shingle and a driveway proving off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power, window to side, access into the cloakroom which has low level flush WC and frosted window to rear aspect and double glazed door giving access to the rear garden. The sizeable rear garden is laid to lawn with mature shrub and timber fence borders.





**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road towards the Darbys Corner roundabout and take the last turning on the right into Chetwode Way. Methuen Road is the first turning on the left hand side.

**COUNCIL TAX:** Band B BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band C

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1972**