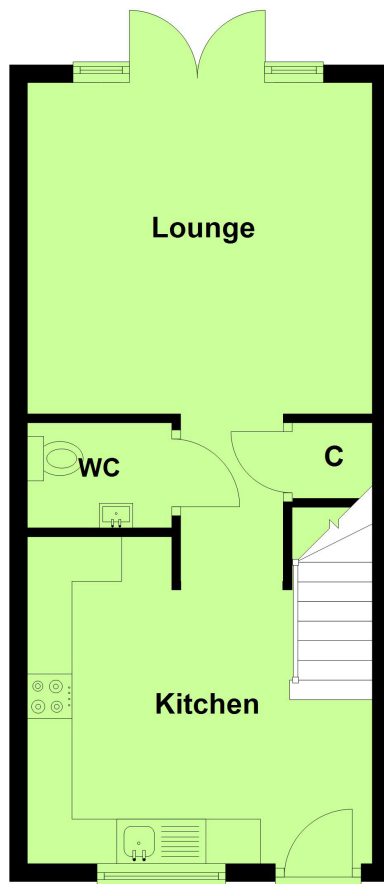
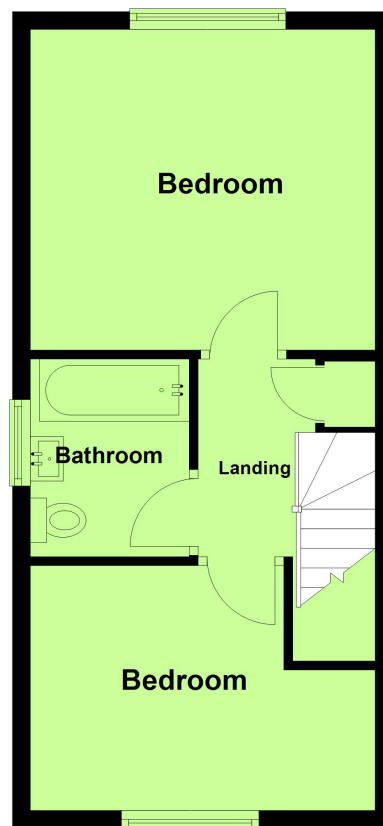


20A French Road
Poole BH17 7HB

Price **£325,000** Freehold



A BEAUTIFULLY PRESENTED BRAND
NEW TWO BEDROOM END OF TERRACE
PROPERTY WITH OFF ROAD PARKING
AND PRIVATE GARDEN, OFFERED FOR
SALE WITH NO FORWARD CHAIN.

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

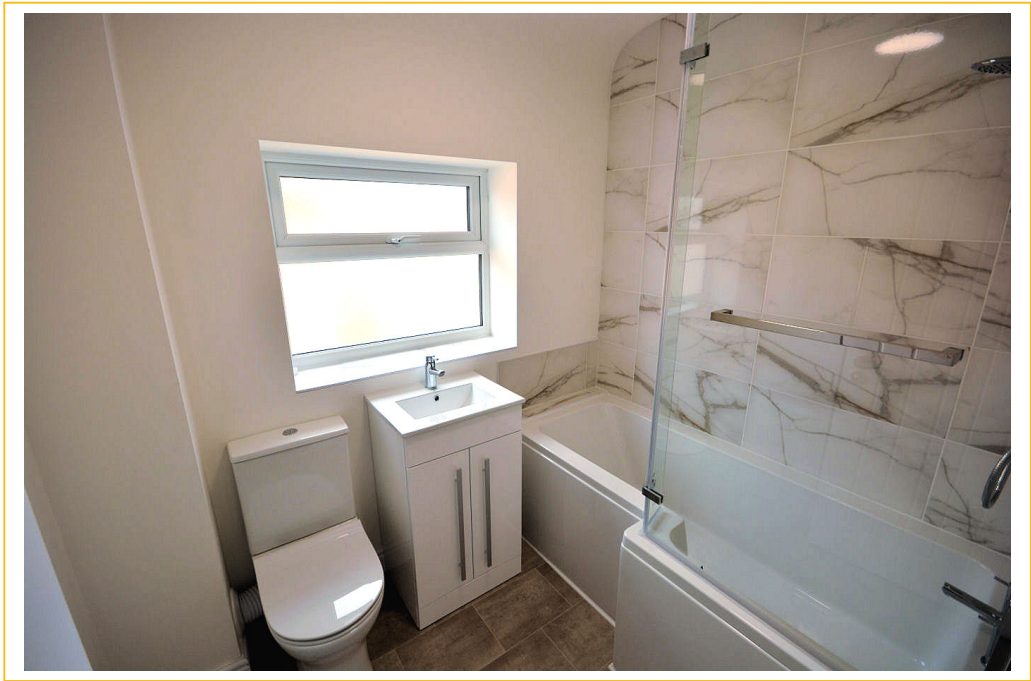
Total area: approx. 67.1 sq. metres (722.2 sq. feet)

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.

- * GROUND FLOOR CLOAKROOM 5'2" x 3'8" (1.58m x 1.15m)**
- * KITCHEN 12'5" (MAXIMUM) x 9'1" (3.81m x 2.77m)**
- * LOUNGE 12'6" x 12'6" (3.84m x 3.84m)**
- * BEDROOM ONE 12'5" x 9'2" (3.81m x 2.8m)**
- * BEDROOM TWO 12'5" (MAXIMUM) x 9' (3.81m x 2.74m)**
- * FAMILY BATHROOM 7'2" x 6'6" (2.19m x 2.01m)**
- * OFF ROAD PARKING FOR A NUMBER OF VEHICLES**
- * PRIVATE REAR GARDEN**
- * DOUBLE GLAZED WINDOWS**
- * GAS FIRED CENTRAL HEATING WITH RADIATORS**







ABOUT THIS PROPERTY

Front door leads into the kitchen with a range of wall mounted and base storage cupboards and drawers, single bowl single drainer sink unit with mixer tap, integrated oven and four ring burner induction hob with extractor fan above. The ground floor cloakroom comprises low level flush WC, wash hand basin with mixer tap, tiled splashback and vanity unit beneath, wall mounted heated towel rail, wall mounted 'Ideal' gas fired central heating boiler. The lounge is to the rear of the property with double opening doors leading to the garden. There is feature inset spotlighting throughout the ground floor.

Stairs lead to the first floor landing where there is access to loft space and a built in storage cupboard. There are two double bedrooms to front and rear. The bathroom comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath, p-shaped bath with mixer tap, wall mounted dual action showers and shower screen and wall mounted heated towel rail.

The front of the property is attractively laid providing off road parking. The private rear garden is mainly laid to lawn with patio area and is enclosed by timber panelled fencing.



DIRECTIONS:

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout. Take the third exit into Waterloo Road and at the traffic lights turn right into Sopers Lane. French Road is the second turning on the right hand side.

COUNCIL TAX: To be confirmed

ENERGY EFFICIENCY RATING: Band B

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: R2028