

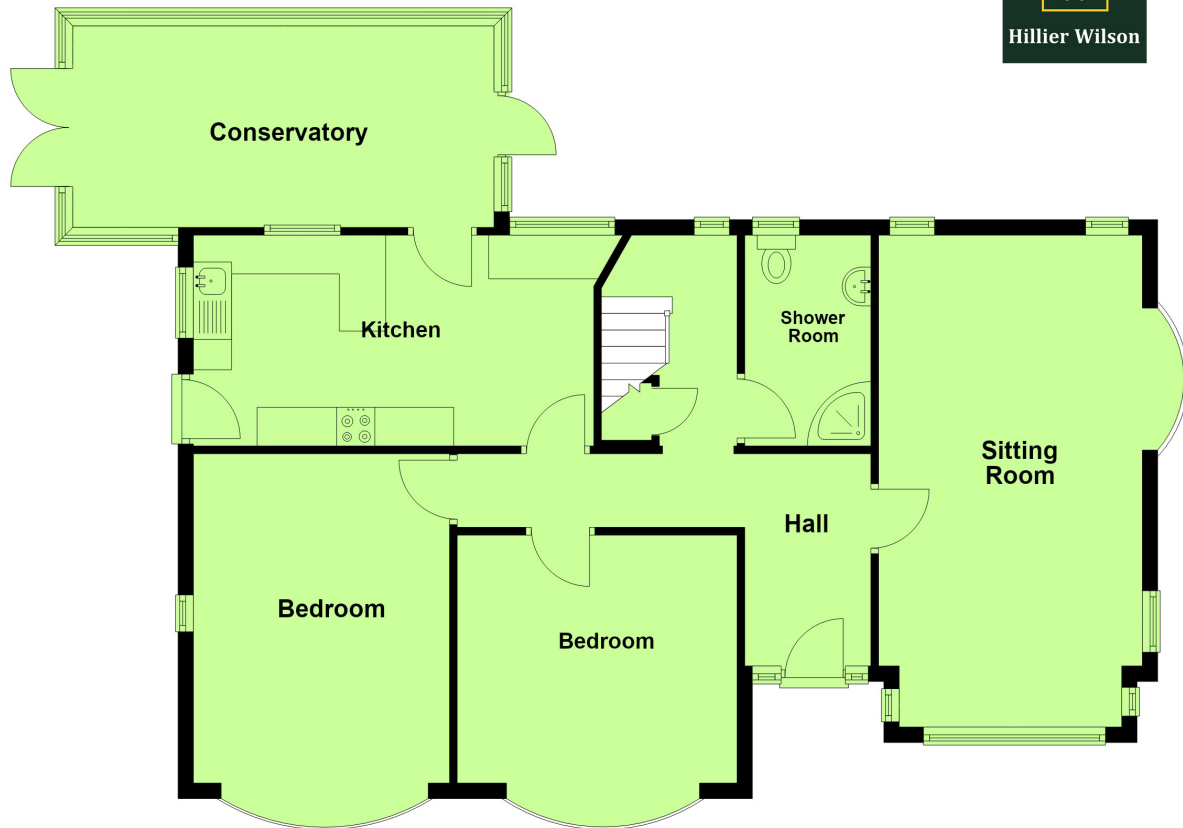
10 Waterloo Road
Poole BH17 7LD

Price **£450,000** Freehold

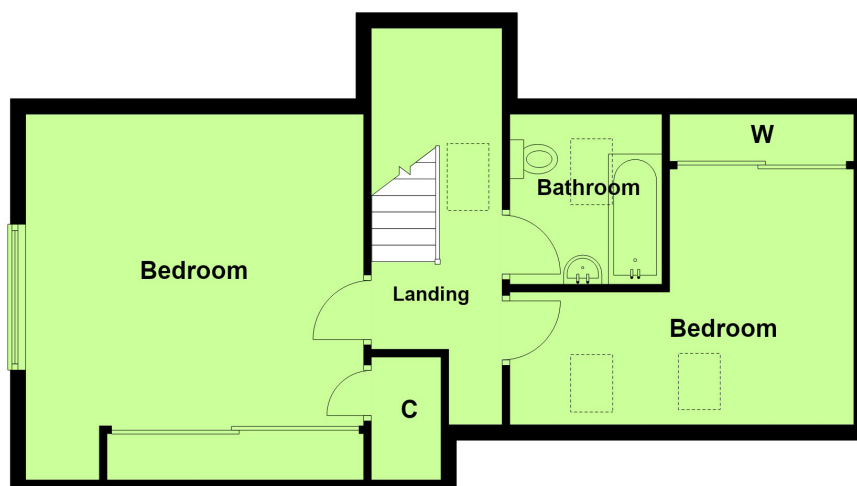


A SUPERBLY PRESENTED AND UNIQUE
FOUR BEDROOM, TWO BATHROOM
DETACHED CHALET STYLE PROPERTY,
BENEFITTING FROM CONSERVATORY
AND NO FORWARD CHAIN.

Ground Floor



First Floor



Total area: approx. 146.9 sq. metres (1581.1 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 17'8" x 9'3 (MAXIMUM) (5.42m x 2.83m)**
- * SITTING ROOM 20'4" x 13'9" (6.21m x 4.23m)**
- * KITCHEN 17'7" x 8'9" (5.39m x 2.71m)**
- * CONSERVATORY 18'8" x 9'3" (5.73m x 2.83m)**
- * BEDROOM TWO 16' x 10'9" (4.87m x 3.32m)**
- * BEDROOM THREE 13'2" x 12' (4.02m x 3.65m)**
- * SHOWER ROOM 7'5" x 5'5" (2.28m x 1.67m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 15'3" x 14'6" (4.66m x 4.45m)**
- * BEDROOM FOUR 14'9" x 10'9" (MAXIMUM) (4.54m x 3.32m)**
- * FAMILY BATHROOM 6'9" x 6'6" (2.1m x 2.01m)**
- * FRONT AND REAR GARDENS**
- * DRIVEWAY PARKING**
- * DETACHED SINGLE GARAGE**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property via an open storm porch, a UPVC double glazed frosted front door with matching side screens gives access into the spacious entrance hallway which has built in cupboard, understairs storage cupboard, frosted window to side and stairs rising to the first floor. The light and airy sitting room has two windows to front and windows to both sides, central fireplace with inset electric fire with marble effect hearth, surround and ornate mantel, TV point and telephone point. The kitchen has window and door to rear, two windows to side, range of wall and floor mounted cupboards, work surfaces over, part tiled walls, space for washing machine and dishwasher, one and a quarter single sink with drainer and mixer tap, nest of three drawers and integrated appliances to include fridge, oven, four ring ceramic hob and extractor fan over. Off the kitchen is the sizeable conservatory which has TV point, windows to front, side and rear, door leading to private shingle area and double opening doors giving access to the rear garden.

Bedroom two has window to side and rear, telephone point and benefits from a range of fitted wardrobes. Bedroom three (currently being used as a dining room) has windows to front and side and benefits from fitted wardrobes. The ground floor shower room has frosted window to side, fully tiled walls and flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower.

The first floor landing has Velux window to side. Bedroom one has window to rear, access to eaves storage and a range of fitted wardrobes. Bedroom four has two Velux windows to side, telephone point and fitted wardrobes with access to eaves storage. The family bathroom has Velux window to side, fully tiled walls and flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with hot and cold tap with shower over.

To the front and side of the property are areas laid to lawn and shingle with mature shrub and low level brick wall borders. Via a wrought iron gate, a pathway leads up to the front door. The driveway provides off road parking in turn leading to the detached garage which has electric up and over door, light, power and window and door to side. The secluded rear garden has a large patio providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Hardstanding for shed and greenhouse. Access along both sides in turn leads to the front.



**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road taking the last turning on the right into Chetwode Way. At the T-junction turn left into Kitchener Crescent then take the third turning on the left into Apsley Crescent. Then take the first turning on the left into Denison Road and the property will be found on the corner of Denison Road and Waterloo Road.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band D

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: R2157