



## Belmont Road, Lower Parkstone, Poole BH14 0DB

Situated within the popular Courthill and Baden Powell school catchments lies this impressive, character, period, terraced family home set over three floors. This wonderful property enjoys a south facing garden and offers generous and well configured accommodation to include a 26ft approx. lounge/dining room and three great size double bedrooms.

**EPC: TBC Council Tax Band: C Price: £385,000 Freehold**







## Key Features

- CHARMING CHARACTER TERRACED FAMILY HOME SET OVER THREE FLOORS
- ENTRANCE HALLWAY
- 26ft APPROX. LOUNGE/DINING ROOM
- GENEROUS SIZE KITCHEN
- SEPARATE UTILITY & CLOAKROOM
- THREE DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- SOUTH FACING REAR GARDEN
- COURTHILL & BADEN POWELL SCHOOL CATHMENTS
- CLOSE TO LOCAL AMENITIES

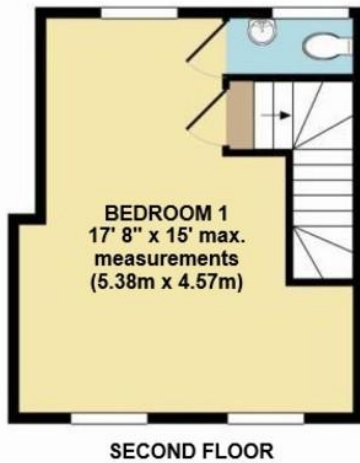
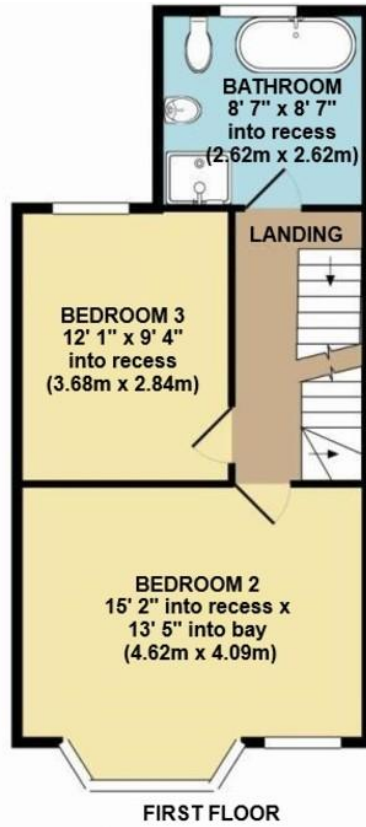
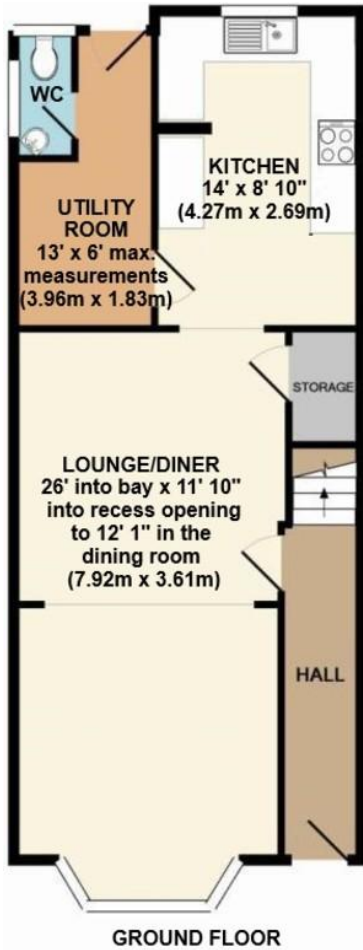
## The Property

Upon entering the hallway, a door leads through to the light, bright and airy lounge/dining room with under stairs storage, a bay window, feature fireplace and flooring. This then leads through to the kitchen overlooking the garden and then through to a separate utility room and cloakroom.

On the first floor the bedroom at the front is the full width of the property and there is a further double bedroom located behind. A four-piece family bathroom with a separate shower services both rooms.

The second floor contains the superb master bedroom with ample space for fitted or free standing furniture and there is a door leading into a spacious en-suite cloakroom.

The front of the house has an area for parking (currently no dropped kerb) and the mature well maintained rear garden enjoys a sunny southerly aspect with a patio area and a storage shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-90)	C		
(55-68)	D	69	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc4u.com</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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