



## 98B Wimborne Road, Poole BH15 2DA

A wonderful pet friendly three double bedroom maisonette with ample charm, character and personality, conveniently positioned close to local amenities, excellent bus services, local schools and a short walk away from the town centre. The property has the benefit of owning the freehold to the building and there is a private rear garden leading to an oversized detached garage with a parking space in front.

**EPC: 74 Council Tax Band: B Price: £315,000 Freehold**

 **3**  **2**  **1**









## Key Features

- BEAUTIFULLY PRESENTED CHARMING CHARACTER MAISONETTE WITH THE BENEFIT OF THE FREEHOLD TO THE BUILDING
- PRIVATE ENTRANCE LEADING TO LANDING WITH EXPOSED WHITE WASHED FLOORBOARDS
- LOUNGE WITH BAY WINDOW-SHUTTERS & FEATURE FIREPLACE
- THREE BEDROOMS WITH EN-SUITE TO THE MASTER & WALK-IN WARDROBE AREAS
- DETACHED OVERSIZED GARAGE WITH ELECTRONICALLY OPERATED DOOR
- PARKING SPACE IN FRONT OF THE GARAGE
- PRIVATE REAR GARDEN
- MAINTENANCE: ON AN AS & WHEN BASIS. NO GROUND RENT. SUB-LETTING, PETS & AIR B&B

## The Property

A tiled pathway leads up to the private personal front entrance door and in to the entrance vestibule. A personal door to the rear leads out to the private rear garden and stairs give access to the first-floor split level landing with exposed white washed wooden floorboards.

Doors lead off to the delightful cosy lounge with bay window, shutters and a feature fireplace. The country style kitchen/breakfast room has a wonderful feel with storage units, shelving and a dresser built in to the recess. There are solid wooden work surfaces, a breakfast bar peninsula and a Belfast ceramic sink with a window overlooking the garden. There are two double bedrooms here serviced by a separate

cloakroom and family bathroom. Stairs then provide access to the second-floor landing with an abundance of natural light, Velux style window and exposed white washed wooden floorboards. A door then leads in to the master bedroom with eave storage, walk-in wardrobe areas to the recesses and a door leads in to the en-suite shower room.

Outside there is a lovely landscaped private rear garden with a brick pathway, slate chippings, seating area and this leads on to the detached oversized garage. This is a great size with an electronically operated up and over door, power and light and there is the benefit of a space for a car to park in front of the garage.

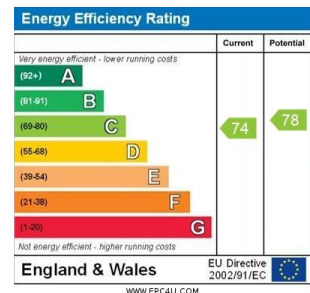


1ST FLOOR



2ND FLOOR

This Floor Plan is for guidance only and is NOT to SCALE  
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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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