



24 Marshal Road, Poole BH17 7HA

An excellently presented and spacious four bedroom, two reception room family home benefitting from an en-suite shower room and utility room.

EPC: 65 Council Tax Band: C Price: £425,000 Freehold

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Key Features

- FOUR BEDROOM SEMI-DETACHED HOME
- LOUNGE
- SEPARATE DINING ROOM
- COMPREHENSIVELY FITTED KITCHEN
- UTILITY ROOM
- GROUND FLOOR CLOAKROOM
- MASTER BEDROOM WITH FITTED WARDROBES
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- INTEGRAL GARAGE
- SOUTHERLY ASPECT REAR GARDEN

The Property

This delightful family property has been owned by the current owners for approximately 50 years and has been lovingly presented and maintained throughout.

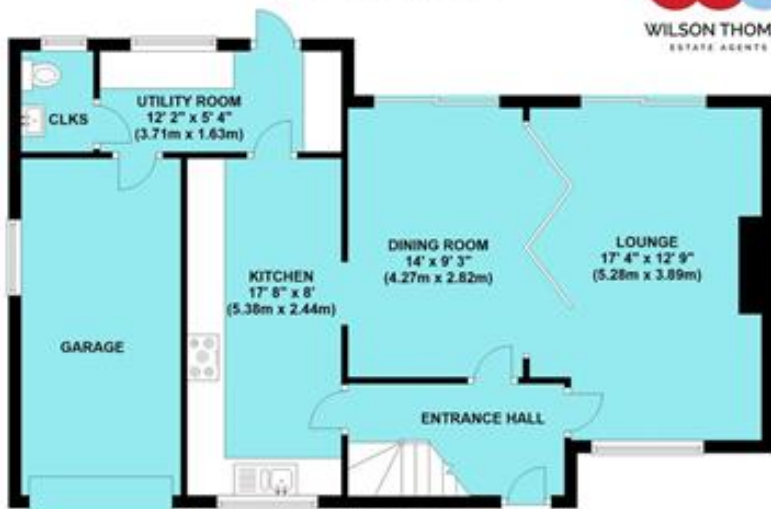
The house, which has extended in the 1980s, has gas fired central heating with radiators, UPVC double glazing and now offers generous accommodation throughout. To the ground floor there is a reception hall with lounge and separate dining room divided by glazed opening doors, a comprehensively fitted kitchen which leads through to a utility and ground floor cloakroom. To the first floor a large landing leads to the four bedrooms, the master bedroom

having fitted wardrobes and an en-suite shower room, there is then a further family bathroom.

The front garden has been enclosed by established hedgerows and a driveway provides off road parking leading to the integral garage and in turn to the house. The rear gardens have been superbly arranged with a wide patio partly enclosed by low walls which have been planted, leading through an area of lawn and then a block paved patio to the rear where there is a timber garden shed. The gardens have been fully enclosed and enjoy a southerly aspect.



Ground Floor
Approx. 87.7 sq. metres (943.7 sq. feet)



First Floor
Approx. 59.3 sq. metres (638.0 sq. feet)



Total area: approx. 146.9 sq. metres (1581.7 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 or 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 PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(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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