

# 47 Churchill Road, Poole

Poole

£400,000



# 47 Churchill Road

## Poole

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Three bedroom detached character house
- Two separate reception rooms
- Fitted kitchen with cream cabinetry and wood-effect worktops
- Two double bedrooms and one single bedroom
- Modern family bathroom
- Separate ground floor WC
- Private west-facing rear garden
- Garden workshop with power and lighting
- Off-road parking
- Convenient location close to Ashley Road shops, Waitrose and bus routes



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**Three Bedroom Detached Character House with Two Reception Rooms, Off-Road Parking and West-Facing Garden**

This attractive three bedroom detached house offers well-presented accommodation, combining character features with a practical layout. The property benefits from two reception rooms, a fitted kitchen, three bedrooms, a modern family bathroom, a separate ground floor WC, off-road parking and a private west-facing rear garden with a versatile workshop.

An integral entrance porch provides useful space for coats and shoes before opening into a welcoming entrance hall. The living room is positioned to the front of the property, featuring a bay window and fireplace. To the rear, the separate dining room offers an ideal space for entertaining, with French doors opening directly onto the garden.

The fitted kitchen features cream cabinetry, wood-effect work surfaces and a range of storage, alongside space for appliances and direct access to the rear garden.

Upstairs, the landing leads to two double bedrooms and a single bedroom, which could also be used as a home office or dressing room. The accommodation is completed by a modern family bathroom.

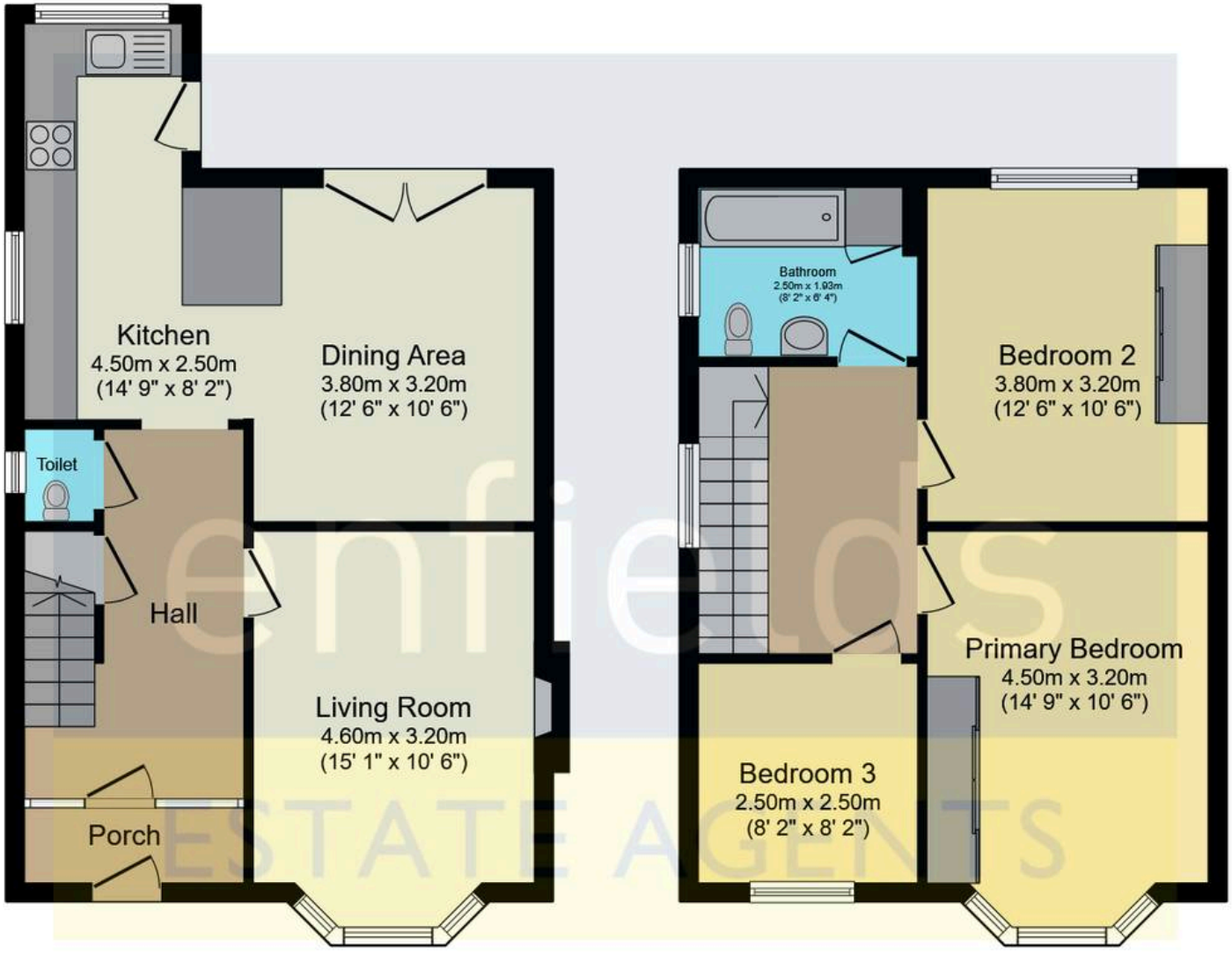






Outside, the enclosed west-facing rear garden features a patio adjoining the house, with the remainder mainly laid to lawn. The westerly aspect makes it well suited to enjoying the afternoon and evening sun. A separate garden workshop, benefiting from power and lighting, provides useful additional space for hobbies, storage or home working. Off-road parking further complements the property.

Conveniently located just a few minutes walk from Ashley Road's shops, Waitrose and bus routes, the property is also within easy reach of Ashley Cross and its popular cafés, bars and restaurants. Poole Park, Poole town centre and Bournemouth are all accessible by car.




Total floor area: 93.2 sq.m. (999 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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# Enfields Estate Agents Poole

**241 Ashley Rd, Poole - BH14 9DS**

01202 933555

jackfletcher@enfields.co.uk

www.enfields.co.uk/