

14 Dunford Road, Poole

Poole

£250,000



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Attractive two-bedroom terraced house
- No forward chain
- Spacious lounge/diner with character features
- Large feature archway connecting the lounge and kitchen
- Country-style kitchen
- Useful utility/sun room with access to the rear garden
- Two generous-sized double bedrooms.
- Feature fireplace in one bedroom
- Built-in wardrobes in the second bedroom.
- Private, rear garden and excellent location, just 400 metres from Ashley Road amenities



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Offered for sale with **no forward chain**, this attractive two-bedroom terraced house is full of charm and character, combining period features with practical living space. The property enjoys a particularly good position, with Ashley Road and its wide range of amenities just a short walk away, making it an ideal home for those wanting convenience on their doorstep.

On entering, you are welcomed into a cosy lounge/diner, providing a lovely space to unwind, with character features adding to the property's appeal. A particularly attractive feature is the large characterful archway connecting the lounge area to the kitchen, creating a lovely flow between the living spaces. To the rear, the country-style kitchen offers a good range of storage and worktop space, with views across the garden. Leading on from here is a useful utility/sun room, offering additional versatility and direct access outside.

Upstairs, there are two generous-sized double bedrooms, both offering comfortable accommodation and retaining the property's characterful feel. One bedroom benefits from an attractive feature fireplace, while the other offers the added practicality of built-in wardrobes.



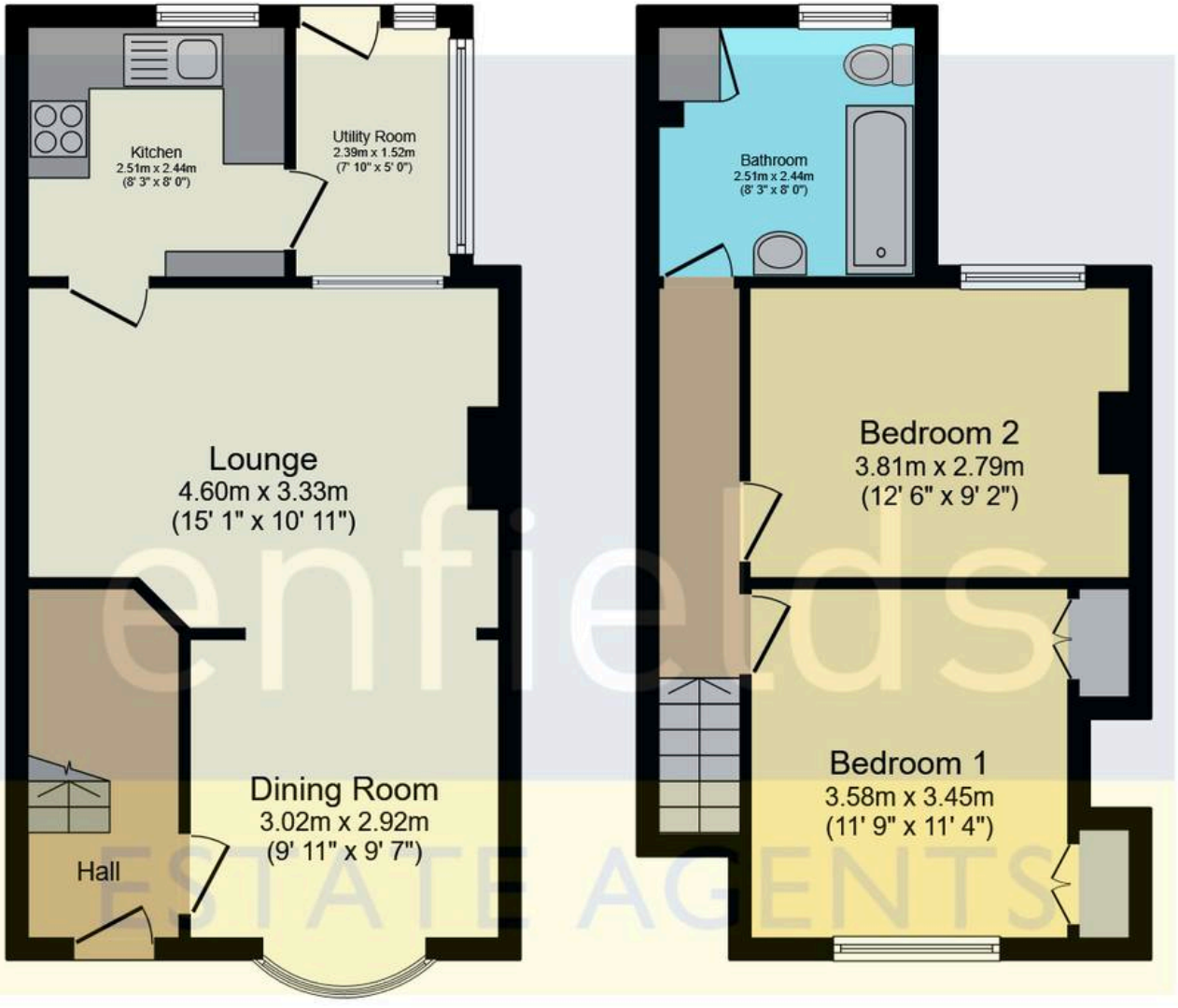




The rear garden is a real feature of the property, enjoying a sunny aspect and providing a private outdoor space to relax, entertain or enjoy a spot of gardening.

Conveniently positioned for local amenities, Ashley Road is approximately 400 metres away, with Waitrose, independent shops, cafés and restaurants all within easy reach. There are regular bus services connecting Poole and Bournemouth, while Poole Retail Park is less than a mile away. Poole town centre, the historic Quay and the beaches of both Poole and Bournemouth are also easily accessible.

With its character, private garden and convenient location, this is a lovely opportunity to acquire a charming home, particularly appealing to first-time buyers or those looking to downsize.



Ground Floor

First Floor

Total floor area: 75.0 sq.m. (807 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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