

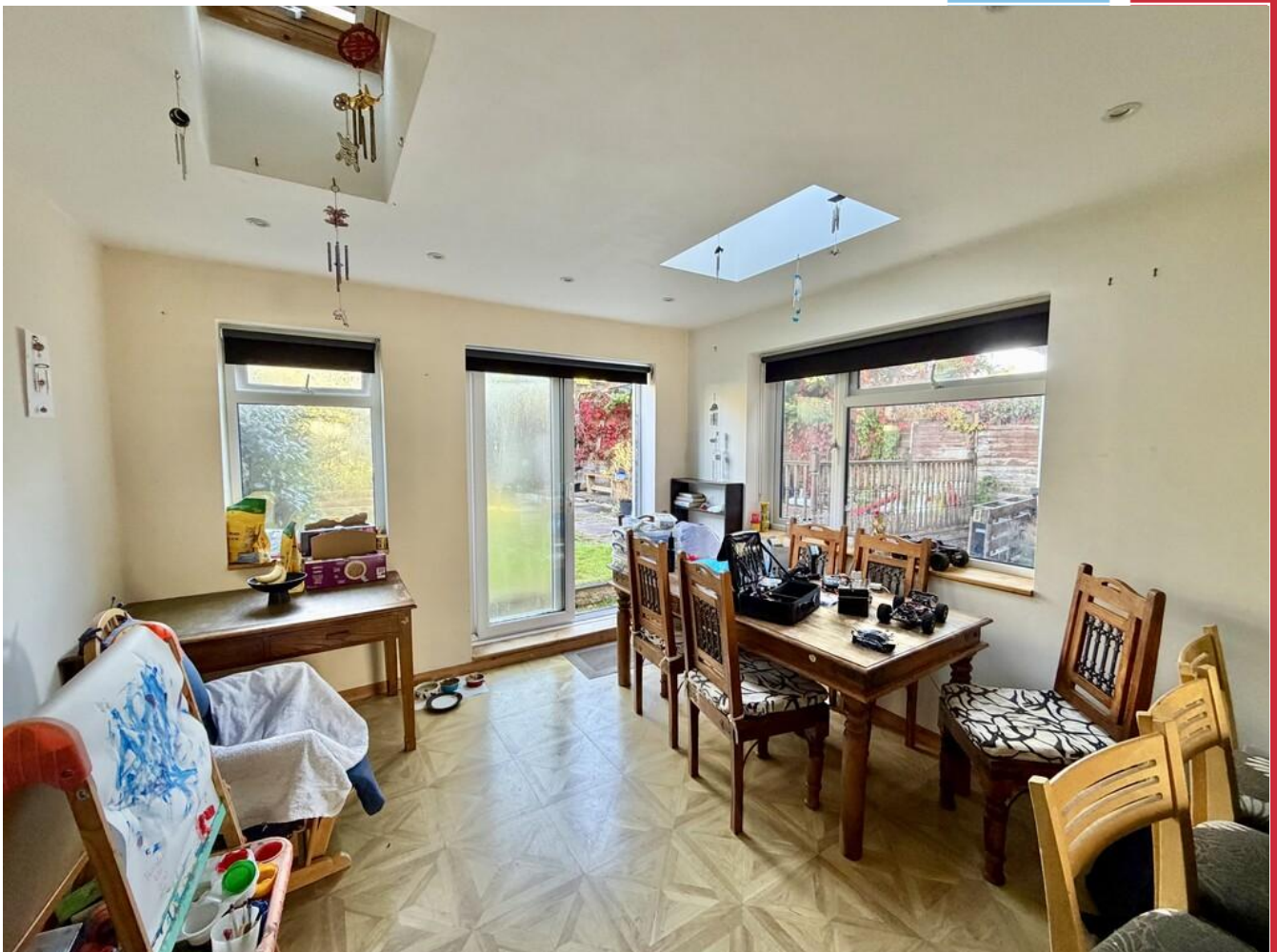


27 Allenby Road, Poole BH17 7JL

An extended, spacious, four bedroom semi-detached home situated in a popular location and offering flexible accommodation.

EPC: 50 Council Tax Band: C Price: £325,000 Freehold

 **4**  **2**  **3**





Key Features

- FOUR BEDROOMS
- GROUND FLOOR 5TH BEDROOM / STUDY
- LOUNGE WITH LOG BURNER
- LARGE KITCHEN/DINING ROOM
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- GENEROUS REAR GARDEN

The Property

Situated approximately a mile from the bustling high street of Broadstone and within walking distance of local amenities is this extended, four bedroom, three reception room family home. The property benefits from gas fired central heating and double glazing and offers flexible accommodation with the potential to use one of the ground floor reception rooms as a bedroom, this will then connect to the utility area and ground floor shower room to create a teenager or granny annexe.

The accommodation comprises of a generous reception hall leading to the lounge with bay window and log burner with double doors leading to the

kitchen, and an archway opening out to a dining room with skylights, double aspect windows and patio door to the rear garden. There is a study/fifth bedroom, utility room and ground floor shower room. Stairs then lead to the first floor landing where there are four bedrooms and a family bathroom.

The front garden is enclosed and predominantly laid to tarmac for off road parking and the rear garden has been arranged as paving, a lawn and raised deck, and then a second paved patio with brick built BBQ. To the rear of the garden there is a range of covered storage and the garden is enclosed by timber panelled fencing.

SPACE FOR FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	50 E	
21-38	F		
1-20	G		

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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