Emerson Road, Poole, Dorset, BH15 1QT

HEARNES
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Emerson Road, Poole, Dorset, BH15 1QT

Freehold Price £259,000

A delightful, Edwardian, character, two bedroom, two reception room, semi-detached house which has a bright and airy feel throughout, situated in the centre of Poole and within 500 yards of the harbourside beach at Baiter.

The current owners chose this particular property due to the location, everything they needed is almost on the doorstep and they have really enjoyed being able to walk down to Baiter Beach in the evening and watch the sunset.

As you step inside this property you are met with a light and airy feel, pastel colours have been used to create a calm ambience throughout. The generous lounge/dining room has plenty of light coming into the room from the character bay window at the front and the double-glazed doors at the rear which lead onto the garden.

The modern shaker style kitchen is located at the rear of the property, an excellent addition to the kitchen is the range cooker which will be included with the property.

On the first floor are two good size bedrooms, a generous master bedroom which occupies the entire front of the property and has a lovely character bay window and the second bedroom which looks out over the rear garden and has a beautiful feature fireplace.

Other benefits include gas central heating and double glazing.

The rear garden is mainly laid to patio, with a fenced surround, flower borders and a timber shed.

Emerson Road is a quiet crescent set in a popular location of similar style Edwardian houses within 500 yards of the harbourside beach at Baiter; Poole Town Centre and Poole Harbour are just a waterside walk away.

COUNCIL TAX BAND: C **EPC RATE: F**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.9 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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GROUND FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)

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Within 350 yards