



11 Stanley Road

Poole

BH15 1QX

Three bedroom home presented in excellent condition a stones
throw from Poole Quay and amenities of Poole town centre

Guide Price £415,000

**ALBURY
& HALL**

Presented in EXCELLENT order throughout this 3 bedroom terraced home is just a stones throw from Poole Quay and its varied shopping facilities, eateries and attractions.

The accommodation is BRIGHT and airy with a low maintenance rear garden and access to the rear.

The property is ideal as an investment property, main residence or second home.

Planning permission has been granted to extend the first floor accommodation and to create a dormer window.



ALBURY
& HALL

LIGHT
&
OPEN



Enter via the hallway which gives access to ground floor accommodation.

With a window overlooking the front of the property and clever designs by the current owners ensures that plenty of NATURAL light flows into the living room and the feature fireplace with inset LOG-BURNER makes this an ideal family room.

There is plenty of space within the dining room for table and chairs as well as freestanding furniture. A "WINDOW" opening onto the kitchen provides light to this room. Understairs built-in shelving provides the all important storage.

A door from the dining room leads into a bright and airy COUNTRY style kitchen which has a good range of wall mounted and floor standing cupboards, hob with extractor over, built in oven, space for freestanding white goods and underfloor heating.

A UTILITY area provides space for washing appliances.

Adjacent to the utility area is the ground floor bathroom, comprising bath, wash basin and WC, as well as underfloor heating.





EXCELLENT
CONDITION



The first floor landing gives access to the bedrooms and shower room.

Bedroom 1 is a good size DOUBLE with window overlooking the front of the property.

Bedroom 2 is also of a good size with ample natural light provided by the DUAL ASPECT windows.

Bedroom 3 would be ideal as a child's bedroom or dedicated HOME OFFICE should this be desired.

The bedrooms are served by a SHOWER ROOM comprising corner shower, wash basin and wc.

The loft room has stunning views of Poole Harbour and with ample light provided by Velux windows is used by the current owners as a home office.

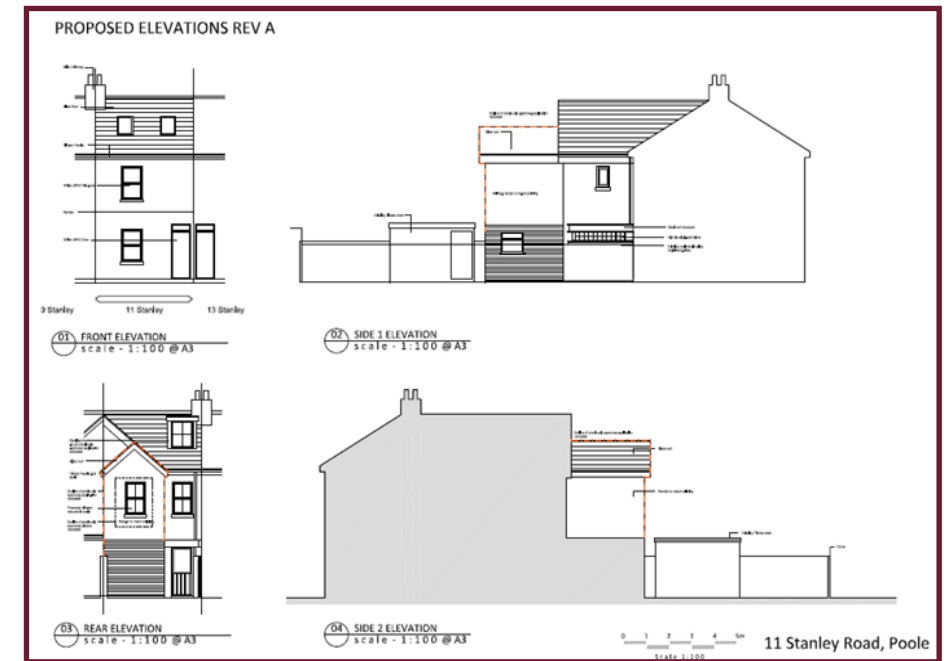
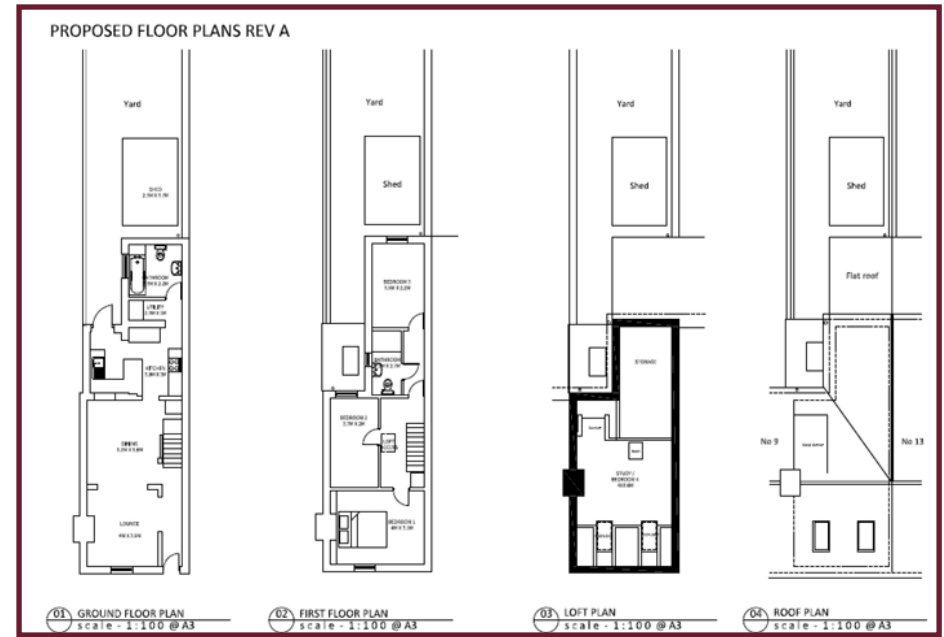




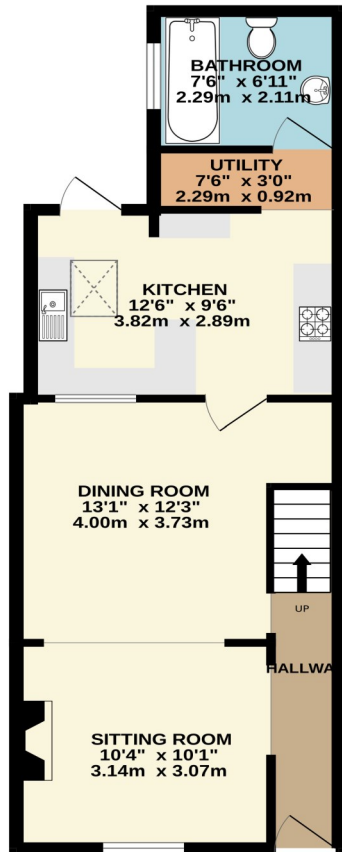
To the rear of the property is a LOW MAINTENANCE garden/courtyard with storage shed. An outside shower is ideal for rinsing off after sporting activities in the sea.

There is rear access to the property via Baiter Gardens.

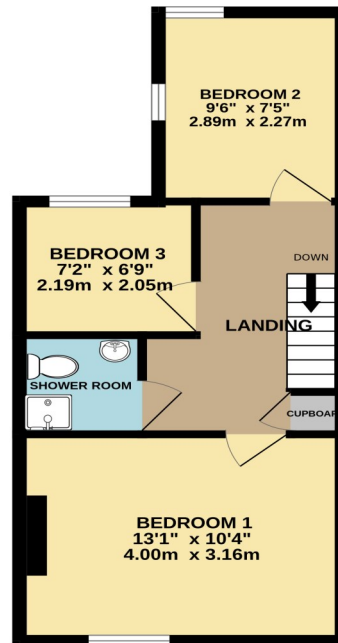
Planning permission has been GRANTED to extend the first floor accommodation along with the creation of a dormer window (Planning Application APP/23/00812/F).



GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



3 BED TERRACE

TOTAL FLOOR AREA - 841 sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing by appointment through:

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