



## Rossmore Road, Poole, Asking price £280,000

ROSSMORE ROAD, POOLE, £280,000 ASKING PRICE. New instruction being this spacious three double bedroom semi detached house. Ideal project/refurbishment. This house has been in the same family for over 60 years and is now being offered with NO FORWARD CHAIN. It has sunny aspect rear garden mainly laid to lawn with store room and a lawn front garden with established hedges and trees. Entrance hall, fitted kitchen, utility room with separate cloakroom and store room. A good size lounge overlooking the rear aspect. Stairs to first floor where there are three double bedrooms, modern shower room and separate cloakroom. The property has gas central heating and is mostly double glazed. This would make an ideal FIRST TIME BUY or FAMILY HOME and has great potential. Don't miss out on the super project and make your next move with Thacker & Revitt.



## FRONT DOOR AND ENTRANCE HALL

12'5" x 9'3" x 5'4" (3.79 x 2.84 x 1.64)

pathway leading to the front door being double glazed leading into the entrance hall. Hall is L shaped with white ceiling, papered walls and carpet. Doors to ground floor rooms. Ceiling lighting. Radiator. Light switch. Stairs to first floor and landing area.

## KITCHEN

10'5" x 9'4" (3.19 x 2.87)

Door from the hall leading into the kitchen with white ceiling, part painted walls and part tiled around worktops with fitted vinyl flooring. A range of fitted units with laminate worktops. Stainless steel sink with taps. Space and gas point for cooker. Double glazed window overlooking the front aspect. Built in larder cupboard. Ceiling lighting. Door leading to utility room.

## UTILITY ROOM

6'0" x 10'5" (1.83 x 3.20)

Door leading from the kitchen and double glazed back door leading to outside. White ceiling, painted walls and stone flooring. White sink with taps. Double glazed window to side aspect. Built in cupboard with gas meter inside.

## DOWN STAIRS CLOAKROOM/ STORE ROOM

5'2" x 2'5" (1.59 x 0.76)

Just off the utility room is a wooden door leading into this cloakroom with wc inside. window to side aspect. There is also a door leading to the store room cupboard window and tiled flooring.

## LOUNGE RECEPTION ROOM

14'4" x 12'5" (4.39 x 3.79)

Door leading from the hall into the lounge reception room with rear facing aspect. White ceiling, papered walls and fitted carpet. Ceiling lighting. Double glazed window overlooking rear garden. Light switch and plug sockets and TV socket. Fireplace tiled.

## STAIRS AND LANDING

13'3" x 12'9" x 4'4" (4.05 x 3.91 x 1.34)

Leading from the entrance hall stairs to first floor and landing area. White ceiling, papered walls and fitted carpet. Landing double window above stairs. Light switch, Built in landing cupboard. Doors to all first floor rooms. Ceiling lighting.

## SHOWER ROOM

7'2" x 4'8" (2.20 x 1.44)

Door leading from the landing into this modern shower room with white ceiling, part white tiled walls and part papered walls with vinyl flooring. White sink with chrome effect fittings. Double width shower cubicle with fixed glass panel and sliding opening door with glass pane. White shower tray, wall mounted power shower. Double glazed window. Ceiling lighting.

## CLOAKROOM

5'1" x 2'7" (1.55 x 0.80)

Door leading from the landing area into the cloakroom with white ceiling, papered walls and fitted carpet. WC with seat, lid and cistern flush. Double glazed window. Ceiling lighting.



## **BEDROOM ONE (FRONT DOUBLE)**

12'0" x 7'11" (3.68 x 2.43)

Door leading from the landing into this good size double bedroom with front facing aspect. White ceiling, papered walls and fitted carpet. Double glazed window overlooking the front garden. Ceiling lighting, Light switch, plug sockets.

## **BEDROOM TWO (MAIN DOUBLE REAR)**

13'3" x 10'5" (4.04 x 3.18)

Door leading from the landing area into this main double bedroom with rear facing aspect. White ceiling, papered walls and fitted carpet. Ceiling lighting. Double glazed window overlooking the rear garden. Light switch, Plug sockets. Built in cupboard with tank inside.

## **BEDROOM THREE (DOUBLE REAR)**

12'4" x 9'11" (3.78 x 3.03)

Door leading from the landing area into this double bedroom with rear facing aspect. White ceiling, papered walls and fitted carpet. Light switch and plug sockets. Tiled, old style fireplace. Double glazed window overlooking the rear garden.

## **REAR GARDEN**

The rear sunny aspect garden is mainly laid to lawn with some borders and plants. There is a store cupboard integral at the back of the house.

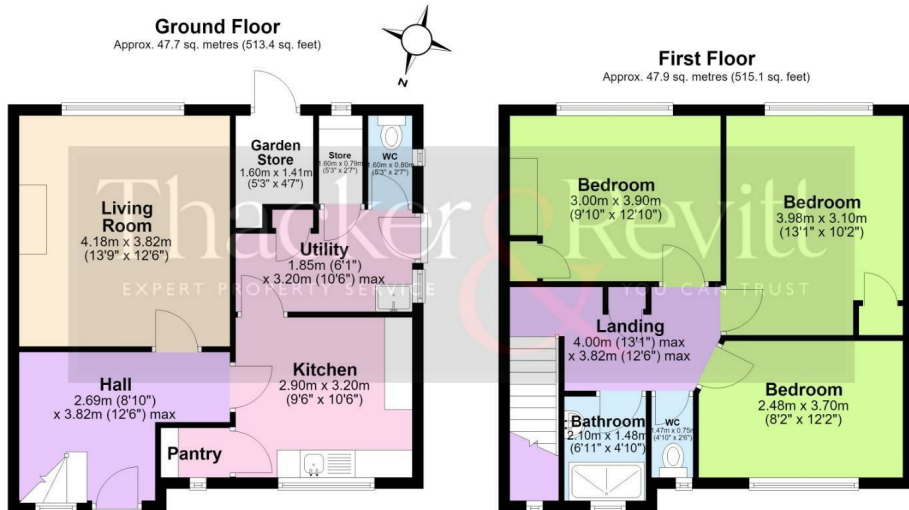
## **FRONT GARDEN**

Garden gate from the road leading into the front garden with mainly lawn areas with borders and pathway leading to the front door and side pathway to the rear garden.

## **TENURE**

The property is FREEHOLD and is being sold with NO FORWARD CHAIN.

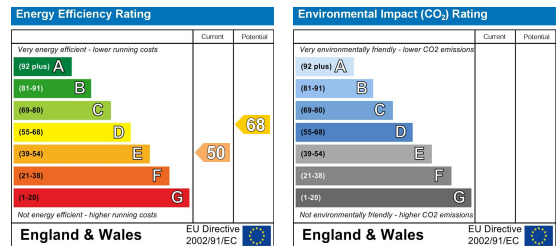




Total area: approx. 95.5 sq. metres (1028.5 sq. feet)

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Plan produced using PlanUp.



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## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD