

Ropers Lane, Poole,

Asking Price: £365,000



Charming Character Cottage

A beautifully presented family home offering over 1200 Sq. Ft of living accommodation, positioned along a quiet no-through road which enjoys direct access into Upton Country Park, close to other local amenities, bus routes and favoured local schools.

The property offers a blend of period charm with modern conveniences and comprises entrance hall, living room with a feature open fireplace, dining room which also benefits an open fireplace which benefits from double doors opening onto the rear garden and stairs to first floor, kitchen overlooks the rear garden and is fitted with integrated appliances.
First floor offers three bedrooms, of which the master has fitted wardrobes, stunning family bathroom.

Further benefits include driveway with power for electric charging point, low maintenance westerly facing rear garden, a large feature fishpond and a rear gate leading to the lane behind, central heating and underfloor heating, UPVC double-glazed windows and recently replaced soffits and fascias.









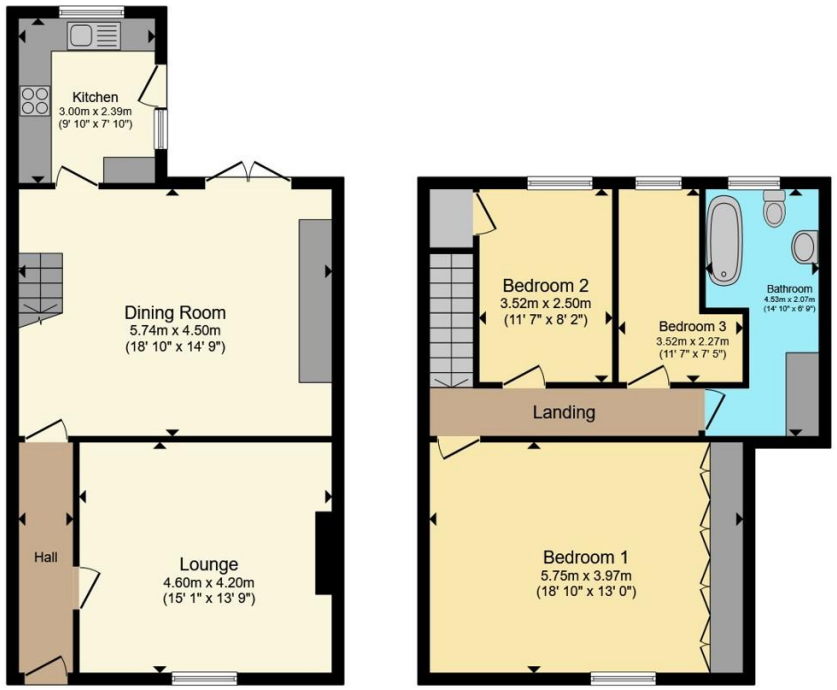












Ground Floor **First Floor**

Total floor area 114.2 m² (1,230 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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Council Tax Band: **D**

Tenure: **Freehold**

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Viewing arrangement by appointment: **01202 622688**

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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