



Bartlett Way, Poole, BH12 4FD

Fixed Asking Price £285,000

- Three Bedrooms
- Driveway / Off Road Parking
- Kitchen / Diner
- Low Maintenance Garden
- Ideal First Time Purchase
- End Terrace House
- Well Presented Throughout
- Downstairs Cloakroom
- Gas Central Heating / UPVC Double Glazing
- Early Viewing Strongly Advised!

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DECEPTIVELY SPACIOUS / THREE GOOD SIZED BEDROOMS / WESTERLY FACING GARDEN / OFF ROAD PARKING >>> Greys Estate Agents are delighted to offer for sale this good sized end terraced house situated in a popular location in Poole. Presented in excellent order, the property comprises: Three bedrooms, lounge, kitchen / dining room, downstairs cloakroom and a family bathroom. Other benefits include UPVC double glazing, gas central heating, Westerly aspect maintenance-free rear garden and a side driveway providing off road parking. For further information or to arrange a viewing, please contact Greys Estate Agents.



Council Tax Band: C



Entrance Hall

Downstairs Toilet

Lounge

16'3" x 13'10" (4.97m x 4.23m)

Kitchen / Diner

17'4" x 9'6" (5.29m x 2.92m)

Bedroom One

11'7" x 10'5" (3.54m x 3.18m)

Bedroom Two

14'1" 7'10" (4.31m 2.4m)

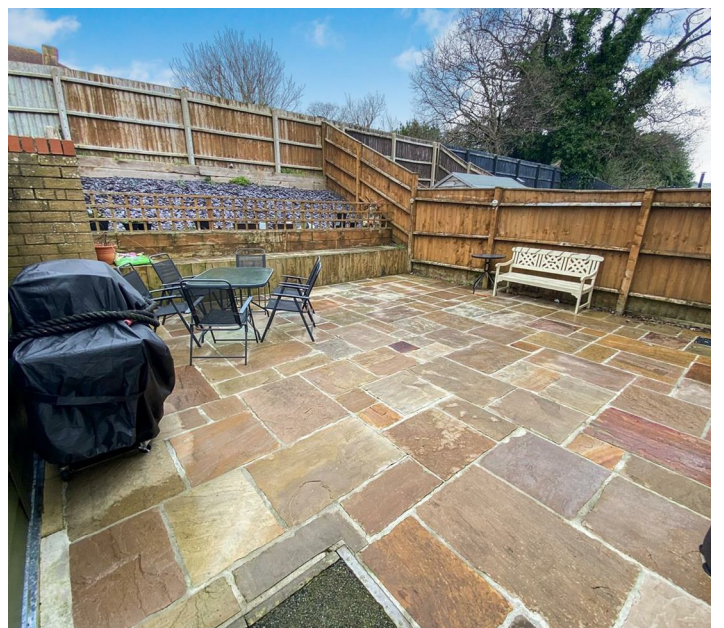
Bedroom Three

9'0" x 8'2" (2.76m x 2.50m)

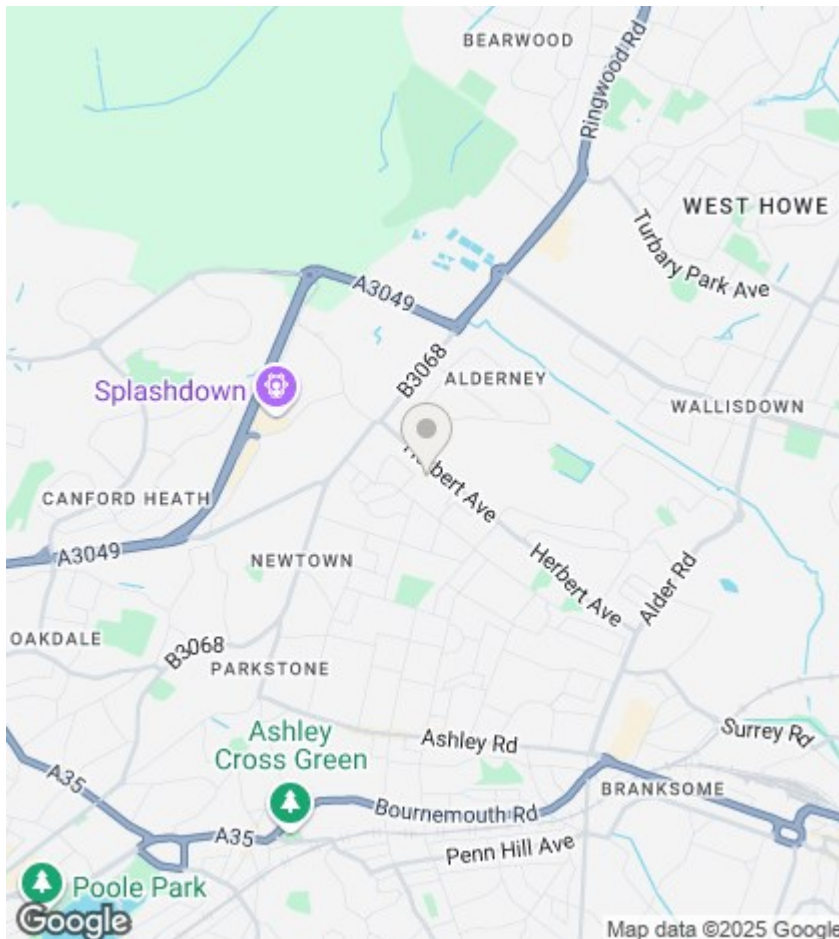
Bathroom

6'5" 5'11" (1.97m 1.82m)

Council Tax - Band C







Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

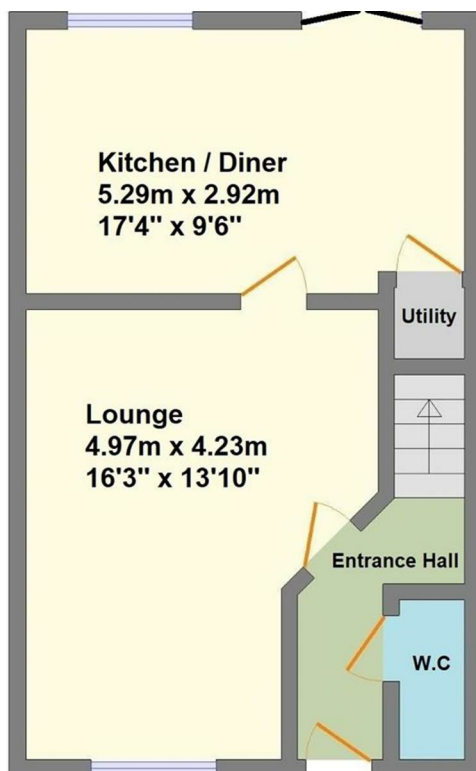
Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

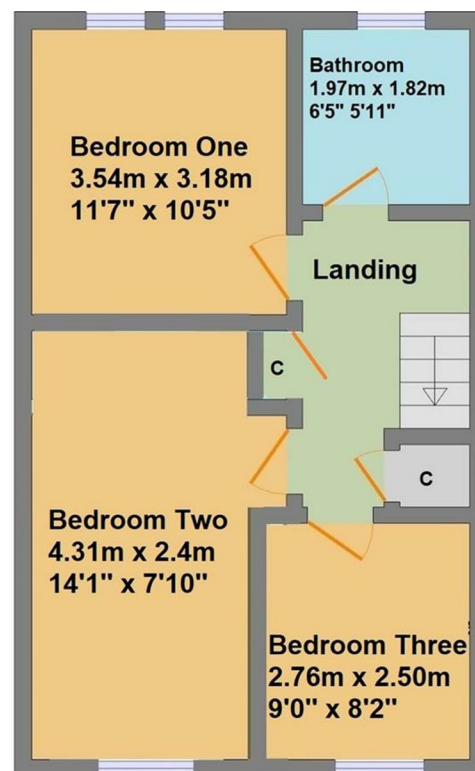
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor Guide Only



First Floor