



Stabler Way, Poole, BH15 4FJ

Asking Price £450,000

- Four Bedrooms
- Immaculately Presented
- Enclosed South Facing Garden
- Two Ensuites
- Nest Zoned GCH/UPVC Double Glazing
- Freehold Townhouse
- Two Allocated Parking Spaces
- Summer House
- Downstairs Cloakroom
- Early Viewing Advised

# Stabler Way, Poole BH15 4FJ

IMMACULATELY PRESENTED / FOUR BEDROOMS / SPACIOUS FREEHOLD TOWN HOUSE ON QUAYSIDE DEVELOPMENT >>> GREYS Estate Agents are delighted to be appointed to sell this immaculate and modern town house situated in the Carters Quay development in Hamworthy. The light and airy accommodation comprises four bedrooms, lounge, kitchen/diner, bathroom, ensuite shower room to main bedroom and a downstairs toilet. Further ensuite toilet to bedroom four, benefits include gas central heating, UPVC double glazed windows and doors, enclosed south facing rear garden, feature Summer House with power, two allocated parking spaces, solar electric roof panels and a position within walking distance to Poole Quay and Old Town Poole. We encourage internal viewings to truly appreciate what this property has to offer. To arrange, or for more information, please call GREYS.



Council Tax Band: D



Entrance Hall

Lounge

12'8" x 19'3" (3.88m x 5.88m)

Downstairs Cloakroom

Kitchen / Diner

15'7" x 10'3" (4.77m x 3.14m)

Landing

Bedroom One

15'7" x 10'5" (4.77m x 3.19m)

Ensuite Shower Room

Bedroom Two

14'0" x 8'3" (4.29m x 2.53m)

Bedroom Three

7'7" x 7'1" (2.33m x 2.16m)

Bathroom

Bedroom Four

22'6" max x 15'8" max (6.86m max x 4.78m max)

Ensuite Toilet

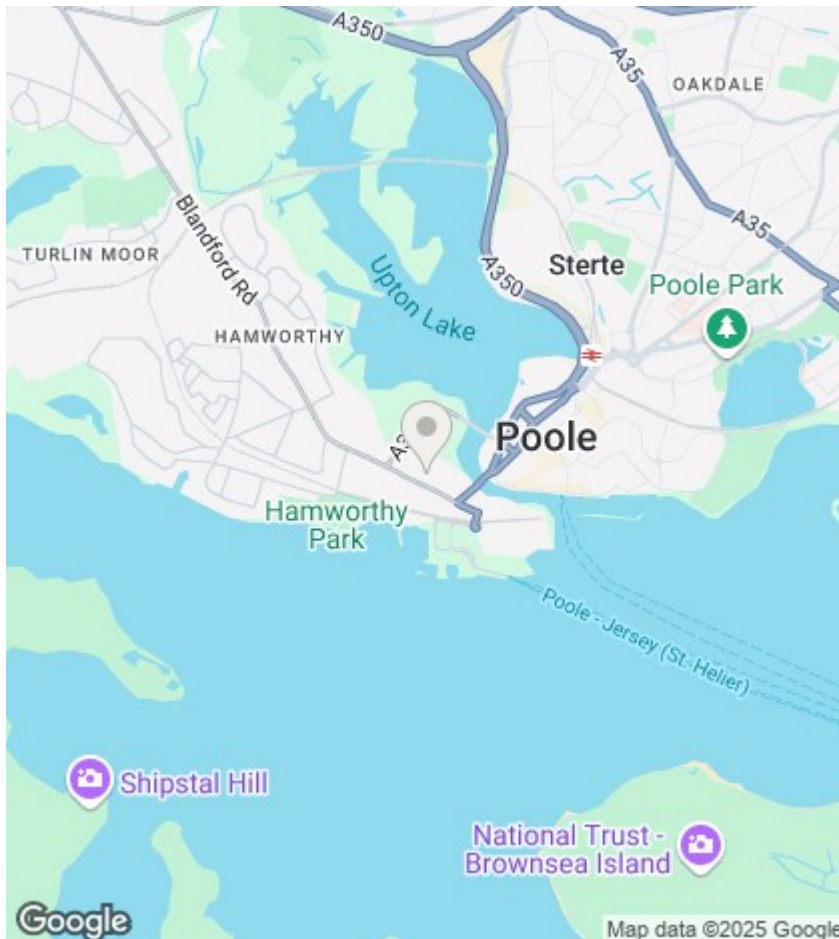
Council Tax - Band D

Note

A declaration is declared under The Estate Agency  
Act 1979







## 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:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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



GUIDE ONLY