



Hudson Close, Poole, BH12 4PT

O.I.E.O

- Three/Four Bedrooms
- Single Storey Extension To Rear
- Driveway Providing ORP
- Enclosed Rear Garden
- Gas Central Heating

- Semi-Detached House
- Immaculate Order Throughout
- Modern Kitchen
- UPVC Double Glazing
- Vacant Possession

**£375,000**



# Hudson Close, Poole, BH12 4PT

EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE / OPEN PLAN LOUNGE-KITCHEN-DINER / IMMACULATE ORDER THROUGHOUT >>> Greys Estate Agents are delighted to offer for sale this well presented three/four bedroom semi-detached house in Hudson Close, Poole. The property comprises; Four bedrooms, a single storey extension to rear providing an open plan lounge/kitchen/diner, two bathrooms, and a private enclosed rear garden. Further benefits include a driveway providing ample off-road parking, UPVC double glazing, gas central heating and recently fitted boiler. For further information or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: C



**Lounge/Kitchen/Diner**  
(6.30m x 5.90m)

**Shower Room**  
(2.70m x 1.40m)

**Bedroom One**  
(4.10m x 3.10m)

**Bedroom Two**  
(3.90m x 2.75m)

**Bedroom Three**  
(2.70m x 2.35m)

**Bedroom Four / Second Reception**  
(3.85m x 3.60m)

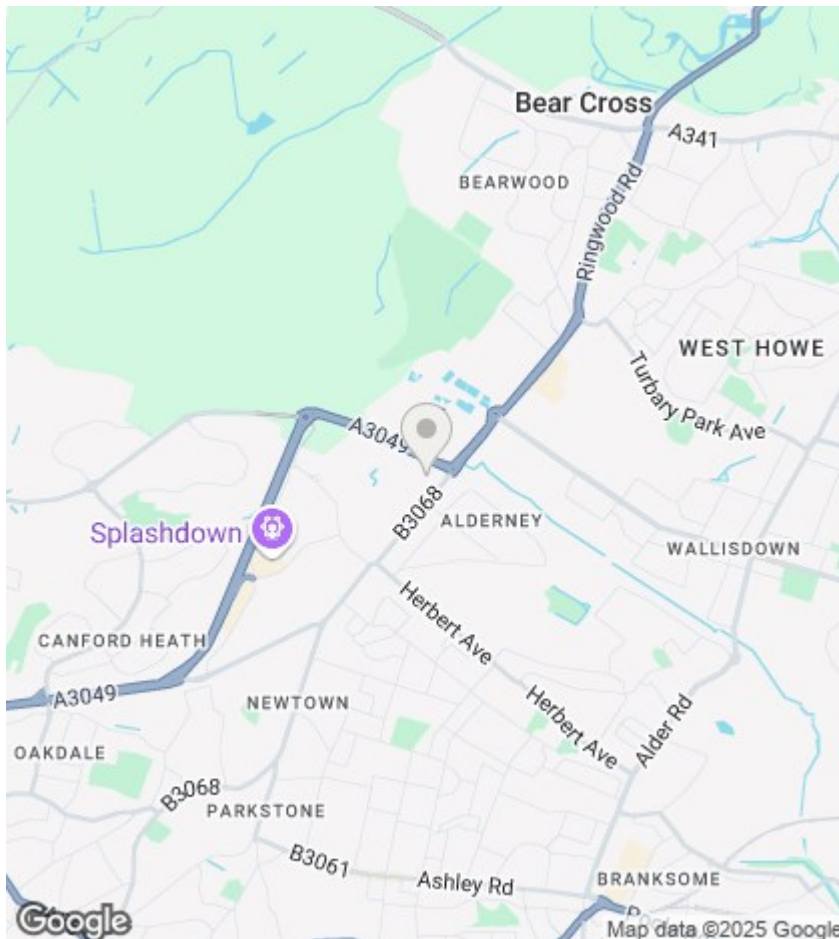
**Bathroom**  
(1.90m x 1.90m)

**Agents Note**

Please be advised the fourth bedroom is noted on the floorplan as being a living / second reception room.







## 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:

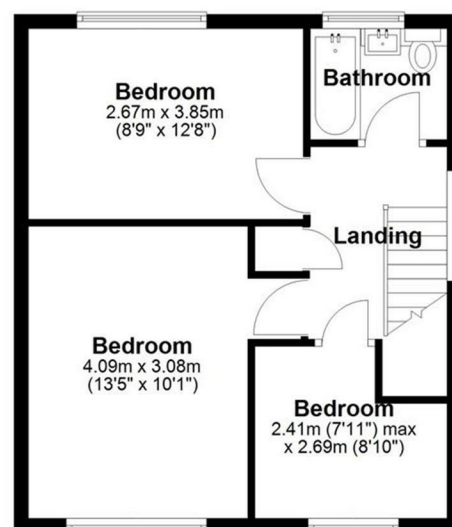
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Ground Floor



### First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 749390)