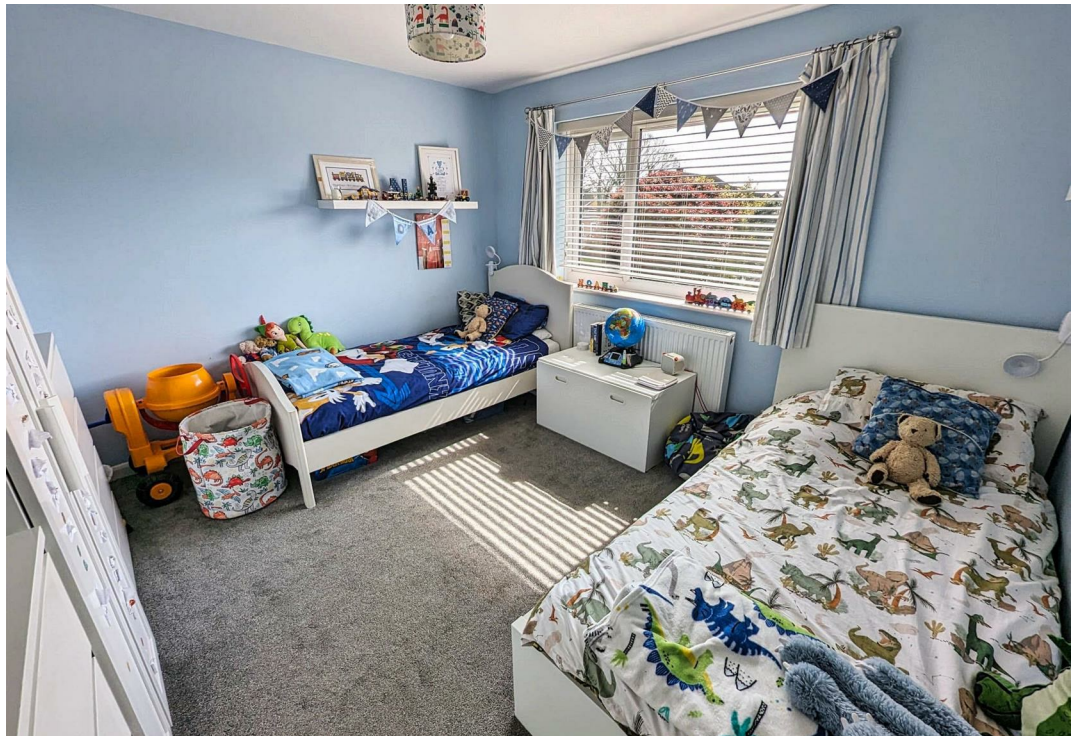




82 Bailey Crescent, Fleets Bridge, Poole BH15 3HB
Guide Price £425,000 Freehold





**** SOLD BY KEY DRUMMOND - SIMILAR PROPERTIES REQUIRED **** A magnificent residence, nestled in a sought-after area of Fleets Bridge, Poole. Meticulously renovated to an exceptional standard by its present occupants, this home boasts an inviting entrance hallway, expansive lounge/dining area, opulent fitted kitchen, luxurious family bathroom upstairs, and a splendid downstairs shower room. Upstairs, three generously proportioned bedrooms await, alongside a spacious downstairs bedroom. The property also features a delightful private rear garden, newly installed double glazing, central heating, ample off-road parking and the bonus of planning permission for a substantial rear extension. We enthusiastically urge you to arrange a viewing to truly appreciate all this property has to offer

Entrance Hallway:

Kitchen:

3.28 x 2.10 (10'9" x 6'10")

Lounge/Dining Room:

6.41 x 5.70 (21'0" x 18'8")

Master Bedroom:

3.93 x 3.58 (12'10" x 11'8")

Bedroom Two:

3.62 x 3.29 (11'10" x 10'9")

Bedroom Three:

2.87 x 2.59 (9'4" x 8'5")

Bedroom Four:

4.91 x 2.76 (16'1" x 9'0")

Family Bathroom:

Shower Room:

Planning Permission:

Planning permission was granted under application number APP/23/01270/F

Tenure

Tenure: Freehold

Postcode: BH15 3HB

EPC: F (Completed before the refurbishment)

Council Tax: C

School Catchment Area: Please contact BCP for current admission information

Key Drummond Properties:

To see our properties before they go on the market please like us on Facebook (Key Drummond Estate Agents), Instagram (keydrummondoakdale), and YouTube (Key Drummond - Oakdale).

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

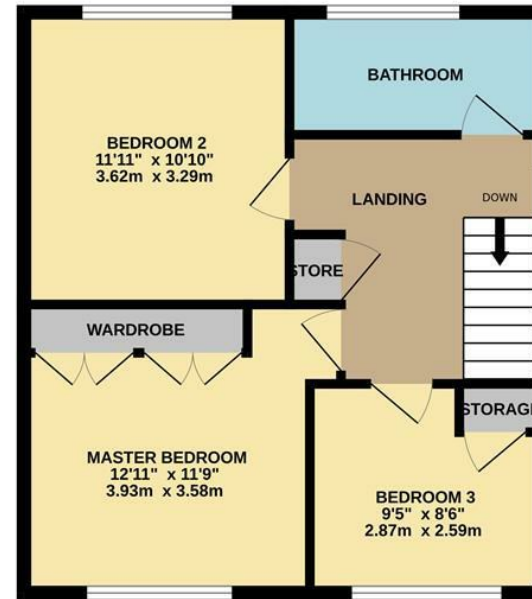
Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No employee of Key Drummond has the authority to make or give any representation or warranty in respect of the property.



GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.keydrummond.com

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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- They do not constitute an offer of contract for sale.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(68-80) C			
(55-68) D			
(38-54) E		34	
(21-38) F			
(1-20) G			