



2 Old Dairy Close, Fleets Bridge, Poole BH15 3EW  
Guide Price £310,000 Freehold





**\*\* SOLD BY KEY DRUMMOND - SIMILAR PROPERTIES REQUIRED \*\*** A fantastic family residence nestled within a secluded cul-de-sac comprising four properties. This home boasts generous living spaces, including a delightful kitchen/breakfast room, a spacious lounge/dining room, two ample-sized double bedrooms, a contemporary bathroom, double-glazed windows, central heating, two designated off-road parking spaces, and a serene private rear garden. Viewing this property is strongly advised.

**Entrance Hall:**

**Kitchen:**

3.08 x 2.76 (10'1" x 9'0")

**Lounge/Dining Room:**

4.98 x 3.78 (16'4" x 12'4")

**Cloakroom:**

**Bedroom One:**

4.33 x 3.70 (14'2" x 12'1")

**Bedroom Two:**

3.19 x 2.68 (10'5" x 8'9")

**Bathroom:**

**Off Road Parking:**

Two spaces

**Tenure**

Tenure: Freehold

Postcode: BH15 3EW

EPC: C

Council Tax: C

School Catchment Area: Please contact BCP for current admission information

**Key Drummond Properties:**

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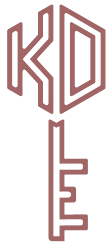
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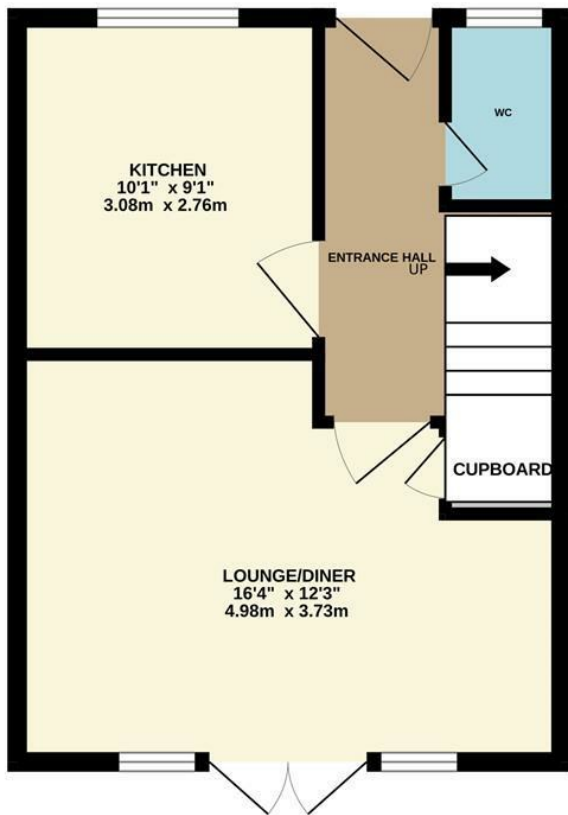
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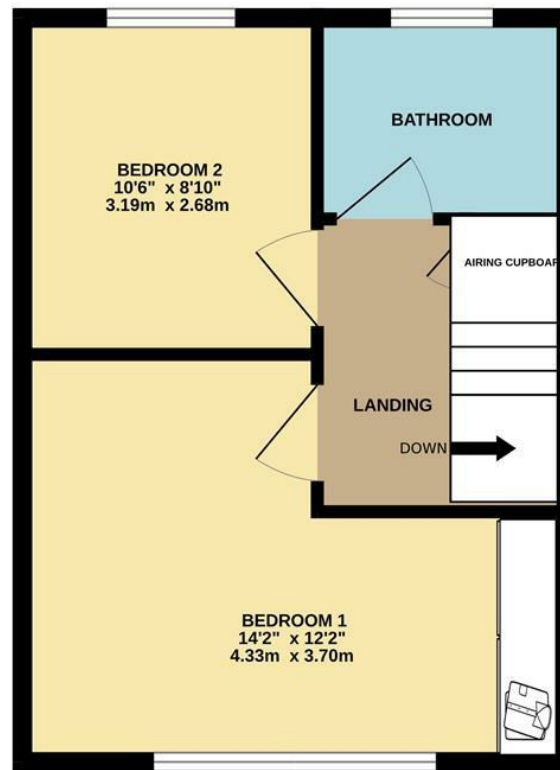




GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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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All room dimensions given above are approximate measurements

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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(68-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			