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Gardens Crescent, Lilliput, Poole, Dorset, BH14 8JE



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A charming and well appointed detached residence located on a corner of a quiet cul-de-sac in Gardens Crescent Lilliput, within striking distance of the shores Poole Harbour.

- Spectacular Family Home
- Access to Private Slipway for Residents
- Double Garage & Driveway
- Five Bedrooms, Four Bathrooms
- Harbour Views
- Fantastic Location

Local Authority BCP, Tax Band G, Tenure:



Property Comprises

A spectacular family home with views over Poole Harbour from the top floor, the property also benefits from having access to a private slipway for the exclusive use of resident's.

Boasting 3 reception rooms, including an open plan kitchen diner family room, an additional living room, and an office.

With 5 bedrooms and 4 bathrooms, including three bedrooms with balconies overlooking the beautiful garden and two with ensuites.

The property also features a double garage, driveway parking, utility room, and a store room, providing plenty of storage space and convenience.

Step outside to discover the private rear garden, complete with decking, lawn, and a tranquil pond, creating a serene outdoor space.

Available 28th August on an unfurnished basis.

EPC Rating - D

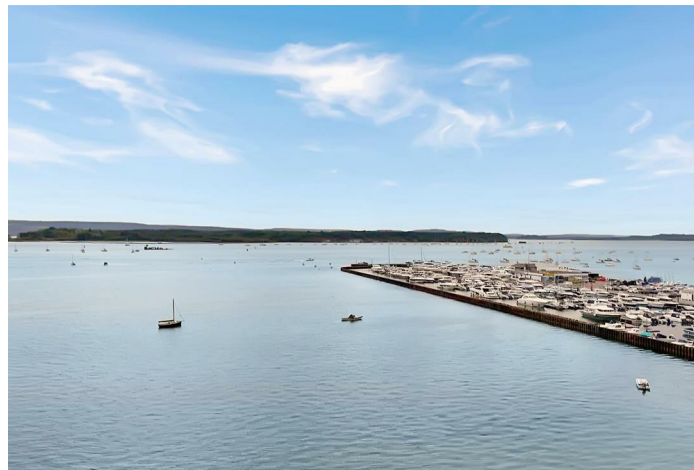
Council Tax Band - G

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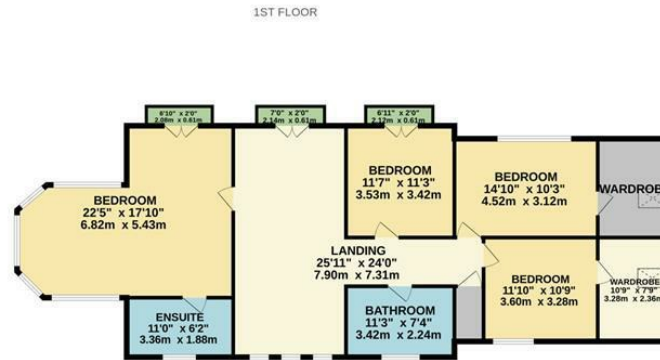
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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