



33 Carisbrooke Crescent, Hamworthy, Poole, BH15 4LA

**Asking Price £285,000**

- Three Bedrooms
- Enclosed Rear Garden
- Popular Residential Area
- UPVC Double Glazing
- Entrance Porch
- End of Terrace House
- Garage in a Block
- Kitchen/Dining Room
- Close to Train Links
- Vendor Suited!

# 33 Carisbrooke Crescent, Poole BH15 4LA

VENDOR SUITED! A well proportioned, end of terrace home situated in a popular residential area; benefitting from a garage in a block.



Council Tax Band: C



### Carisbrooke Crescent

The accommodation comprises three bedrooms, living room, kitchen/dining room, family bathroom and entrance porch.

Further benefits include an enclosed rear garden, garage in a block and UPVC double glazing.

With our vendor suited, we encourage internal viewing at your earliest convenience - to arrange, or for more information, please call our Upton office.

#### Lounge

14'11" x 12'10" (4.55m x 3.91m)

#### Kitchen/Dining Room

15'11" x 8'10" (4.85m x 2.69m )

#### Bedroom One

13'01" x 9'05" (3.99m x 2.87m )

#### Bedroom Two

10'11" x 8'03" (3.33m x 2.51m )

#### Bedroom Three

7'08" x 7'04" (2.34m x 2.24m )

#### Bathroom

7'07" x 6'01" (2.31m x 1.85m )



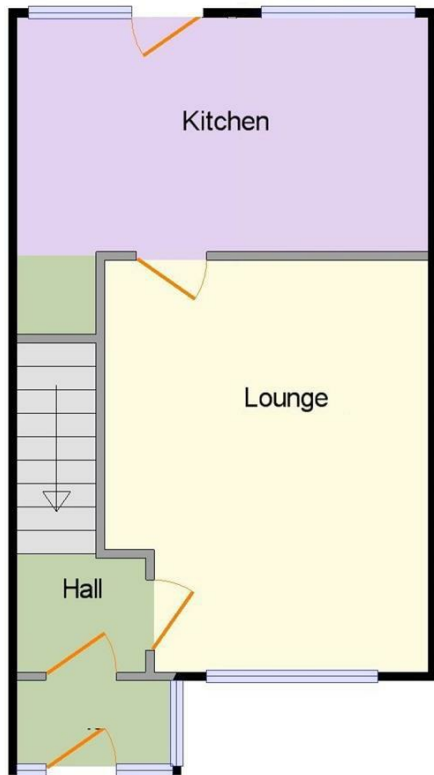
### Directions

### Viewings

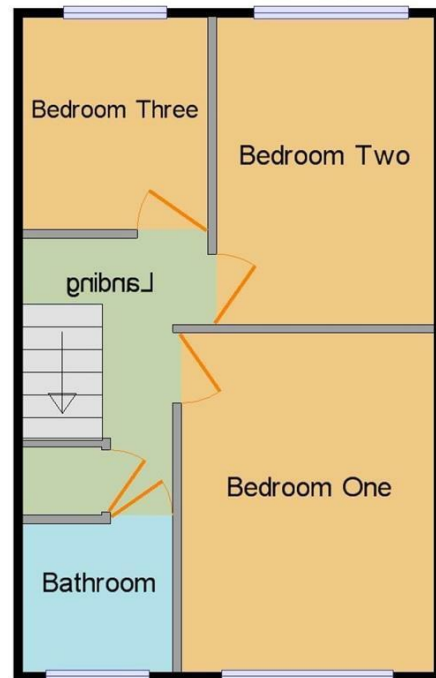
Viewings by arrangement only. Call 01202 622101 to make an appointment.

### EPC Rating:

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>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



1st Floor