



5A Briarswood Road, Poole, BH16 5JW

£209,950

- Two Double Bedrooms
- Private Rear Garden
- Spacious Throughout
- Loft Space
- Ideal First Time Buy
- First Floor Flat
- Garage
- Gas Central Heating
- Popular Location
- Vendor Suited!

5A Briarswood Road, Poole BH16 5JW

VENDOR SUITED with a COMPLETE ONWARDS CHAIN! We are delighted to offer for sale this spacious two double bedroom first floor flat with a private rear garden and garage.



Council Tax Band: B



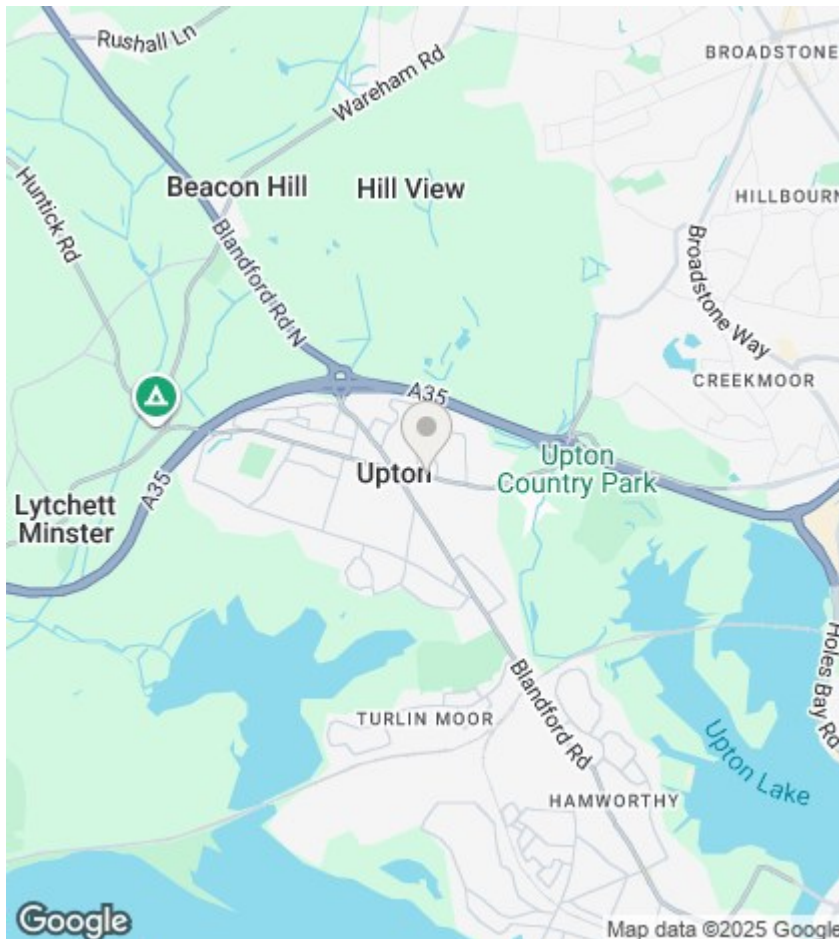
Briarswood Road

The property is much larger than your average flat and briefly comprises two double bedrooms, with the second bedroom containing in-built storage, a sizeable lounge, kitchen and bathroom.

One of the main benefits of the property is the private rear garden. This is laid majority to artificial lawn for low maintenance with a decking area perfect for relaxing.

Further benefits are to include useful storage in the spacious loft, gas central heating, UPVC double glazing and a garage in a block boasting access from the rear garden.

With a long lease remaining, maintenance on an 'as and when ' basis and 'peppercorn' ground rent, we believe this is a very favourable set up and makes it an ideal first time purchase. Please call our Upton office to arrange a viewing or for more information.



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 622101 to make an appointment.

EPC Rating:

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

