



£375,000

5 Enfield Crescent, Poole, BH15 3SJ



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Property Description

This well-proportioned detached home presents a fantastic opportunity to acquire a spacious property in a highly sought-after location, with convenient access to public transport, local amenities, and recreational facilities.

Arranged over two floors, the accommodation includes three double bedrooms, two generously sized reception rooms, two bathrooms, and a fitted kitchen. The property also features a private and secluded rear garden, along with access to a separate garage via a private road at the back. Off-road parking is available at the front of the house.

While the property would benefit from some modernisation, it offers excellent potential and would make an ideal family home or a perfect first purchase.

Additional benefits include gas central heating, double glazing throughout, and the advantage of being offered to the market with no onward chain. Internal viewing is highly recommended through the vendor's sole agents to avoid disappointment and to fully appreciate the space and potential this home has to offer



FEATURES & SPECIFICATIONS

- CHAIN FREE
- THREE BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOM
- TWO BATHROOMS
- GARAGE AND OFF ROAD PARKING
- HIGHLY SOUGHT AFTER LOCATION
- PERFECT FIRST HOME OR FAMILY HOME

Approximate Gross Internal Area 1520 sq ft - 141 sq m

Ground Floor Area 832 sq ft – 77 sq m

First Floor Area 499 sq ft – 46 sq m

Garage Area 189 sq ft – 18 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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