



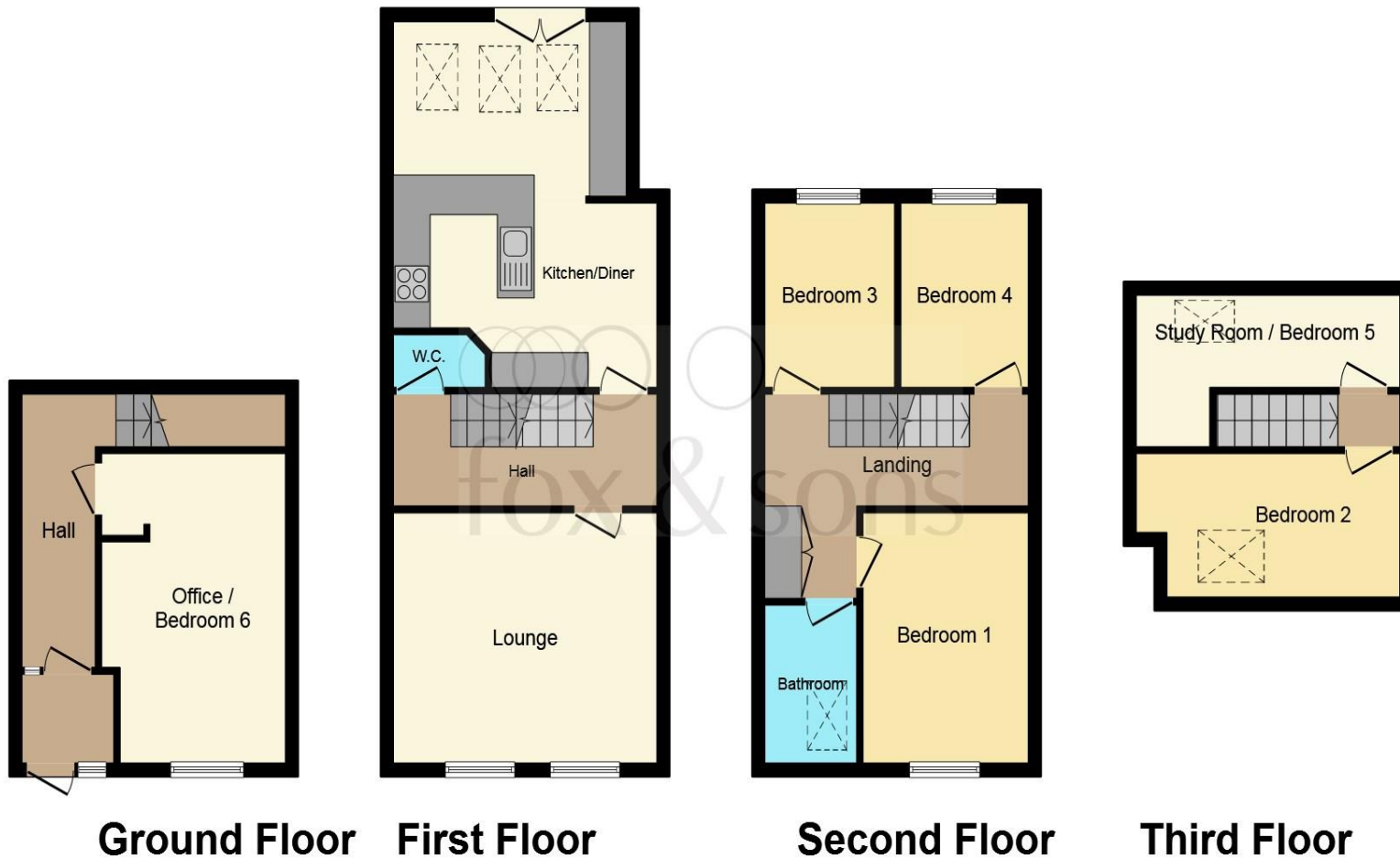
Sixpenny Close, Poole BH12 4BF

welcome to

Sixpenny Close, Poole

Fox & Sons are excited to market this FIVE/SIX BEDROOM TOWN HOUSE situated in a quiet cul-de-sac. The property has been extended by the current owners to feature a MODERN KITCHEN/DINER. With AMPLE PARKING this property must be viewed to be fully appreciated!!





Driveway

Entrance Hall

Bedroom Six/ Office
14' 11" x 9' 1" (4.55m x 2.77m)

Living Room
14' x 12' 4" (4.27m x 3.76m)

Kitchen
14' x 9' 1" (4.27m x 2.77m)

Dining
12' 5" x 8' 8" (3.78m x 2.64m)

Cloakroom

Bedroom One
12' 4" x 8' 8" (3.76m x 2.64m)

Bedroom Two
14' x 7' 4" (4.27m x 2.24m)

Bedroom Three
9' 3" x 6' 10" (2.82m x 2.08m)

Bathroom

Bedroom Four
9' 3" x 6' 10" (2.82m x 2.08m)

Bedroom Five
13' 8" x 4' 8" (4.17m x 1.42m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

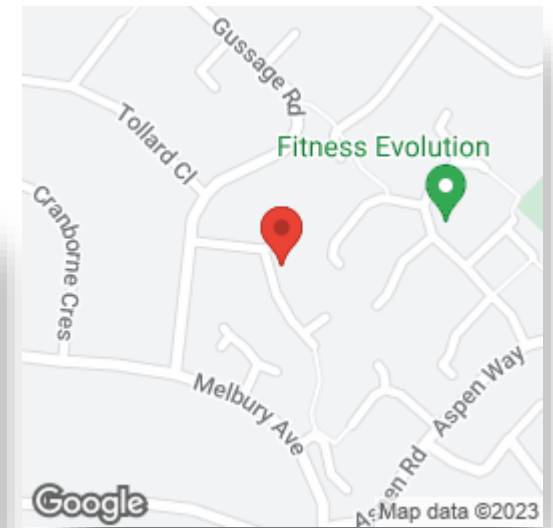
Sixpenny Close, Poole

- FIVE/SIX BEDROOMS
- TOWN HOUSE
- MODERN KITCHEN/DINER
- FAMILY BATHROOM AND CLOAKROOM
- AMPLE PARKING

Tenure: Freehold EPC Rating: C

offers in excess of

£375,000



view this property online fox-and-sons.co.uk/Property/PLE106301

Please note the marker reflects the postcode not the actual property



Property Ref:
PLE106301 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01202 672736



poole@fox-and-sons.co.uk



11 Kingland Road, POOLE, Dorset, BH15 1SJ



fox-and-sons.co.uk