



**POOLE  
TOWNSEND**

71 Rawlinson Street  
£75,000

2 1 2



This attractively presented mid terraced property maintains its original layout with two ground floor reception rooms and a separate kitchen, plus two double bedrooms to the first floor with the bathroom accessed off the master rear bedroom. Benefitting from gas central heating, double glazing and offered with no upper chain, this property must be viewed to be appreciated.

### **Directions**

For Satnav users enter: LA14 2DT

For what3words app users enter: repair.puppy.brand

### **Location**

The immediate area is predominately residential and attracts a range of buyers including first time buyers, couples and rental investors. The property is conveniently located to a range of services and amenities to include Greengate School, St George's school as well as convenience stores, bakery and fish & chip takeaway.

### **Description**

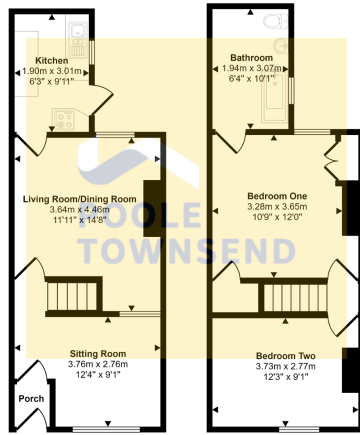
The front door opens into an enclosed porch, with further access into the front facing sitting room. The room provides a versatile space as a cosy lounge or formal dining room, with fitted surround for a freestanding electric fire. The adjoining reception room provides generous proportions to accommodate both living and dining furniture and a also features a living flame gas fire provides a focal point and warmth.

The kitchen is equipped with a range of white storage units and a contrasting black worktop to three walls, providing ample preparation space. Fitted within the worktop is a one and a half sink drainer with mixer tap and a four ring electric hob with extractor hood over and electric oven/grill below. There is space for an upright fridge freezer and plumbing for a washing machine. An external door provides access onto the enclosed rear yard.

The first floor accommodation provides two double bedrooms with



Approx Gross Internal Area  
67 sq m / 726 sq ft



Ground Floor  
Approx 33 sq m / 360 sq ft

First Floor  
Approx 34 sq m / 367 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Attractively presented
- Original layout
- 2 reception rooms
- 2 double bedrooms
- Gas-central heating
- Double glazing
- No upper chain
- Must view property
- Separate kitchen
- Popular area



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