















- Forecourt fronted terrace
- Nicely proportioned accommodation
- room
- Open plan lounge and dining Smartly presented kitchen
- Split-level landing

- · Three bedrooms
- Enclosed yard to the rear
- · Attached store shed with power and light
- · Council tax band A









NEW This forecourt fronted terrace is situated on a popular road in the Hindpool area of town. Conveniently located within walking distance of the local bus service, railway station and schools. The accommodation is nicely proportioned and includes an open plan lounge and dining room with French style doors opening into the yard. There is a smartly presented kitchen with integrated appliances that also has access to the outside. The split-level landing on the first floor has paddle style steps ascending to a loft space and doors leading into the three bedrooms and bathroom. The property has touches of character throughout, from decorative coving and picture rail, mouldings around doorways and deep skirtings to a decorative mosaic floor in the hallway. There is an enclosed yard to the rear with covered area that currently has a hot tub. There is also an attached store shed with power and light.



## **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92 plus) A (81-91)82 (69-80)(55-68)56 (39-54)(21-38)Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

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