















POOLE TOWNSEND



Freehold

· Council tax band B

• 2 reception rooms

• Off road parking and garage

• 3 bedrooms

Convenient for schools and local shops

· Gardens to front and rear

Gas central heating

Popular location

Viewing highly recommended



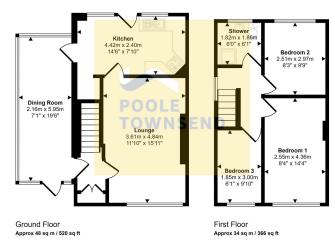






This lovely home is located in one of the towns more sought after areas, convenient for the local bus service, pre-school/primary schools, convenience store with post office, community centre and sports complex etc. The accommodation has been extended with the addition of a highly glazed dining room. There is also a family lounge, kitchen with breakfast area, 3 bedrooms (2 doubles) and a shower room. The corner plot offers garden to the front and rear, off-road parking and a garage. No upper chain.

## Approx Gross Internal Area 82 sq m / 886 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.

## **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92 plus) 87 (81-91)(69-80)62 (55-68)(39-54)(21-38)Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

## Visit us at

www.pooletownsend.co.uk enquiries@pooletownsend.co.uk