



House - Townhouse

45 SELDOWN LANE, POOLE, BH15 1UA

PCM

£1,575

FEATURES

- Semi-Detached Town House
- Three/ Four Bedrooms
- Garden
- Gas Central Heating
- Close to Poole Park
- Modern Throughout
- Two Allocated Parking Spaces
- EPC B



3 Bedroom House - Townhouse located in Poole

Quay Living Estate Agents are delighted to offer this semi-detached TOWN HOUSE with a stylish and contemporary finish throughout, situated close to Poole Park, Town Centre and Poole Hospital.

On the ground floor there is an entrance hall, WC, store cupboard, open plan lounge/ kitchen with integrated appliances including oven, ceramic hob, extractor fan, dishwasher and microwave. French doors leading onto a low maintenance rear garden with decked patio area and astroturf grass.

On the first floor there are two good sized bedroom rooms, the larger one could be used as a bedroom or lounge. The second floor has a family bathroom a further two double bedrooms with the master benefiting from an en-suite shower.

The property is available on an unfurnished basis and offers two allocated parking spaces. Available from the 12th May!!

Call us on

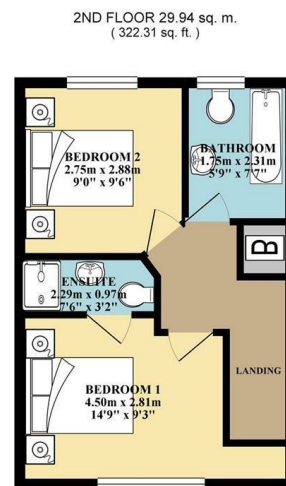
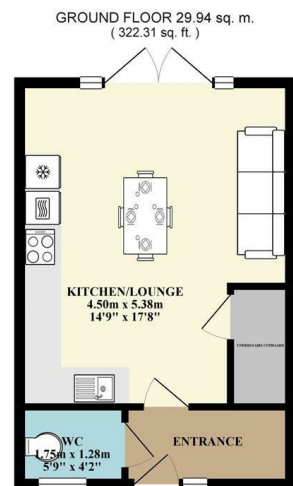
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Council Tax Band

E



TOTAL FLOOR AREA : 89.83 sq. m. (966.92 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		87	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

