

House - Terraced

# 30 BROOMHILL WAY, POOLE, BH15 4GJ

PCM

# £1,600

## FEATURES

- Three Storey Mid Terraced Townhouse
- Three Double Bedrooms
- Two Bathrooms
- Driveway Parking Plus Garage
- Easy to Maintain Rear Garden
- Gas Central Heating
- Versatile Living Accommodation
- EPC C & Council Tax Band D



# 3 Bedroom House - Terraced located in Poole

Quay Living Estate Agents have the pleasure to offer for rent this modern town house situated on the popular Harbour Reach Development, within walking distance of Poole Quay and the town centre.

There is an entrance hall leading to a cloakroom and spacious kitchen/ diner on the ground floor. On the first floor there is a light and airy lounge and a double bedroom. The second floor has 2 further double bedrooms, the master has an en suite shower room and balcony. All bedrooms come with built in wardrobes. There is also a further family bathroom. To the front of the property there is a driveway providing parking and a single integral garage. To the rear a low maintenance paved and shingle court yard style garden. The property is offered unfurnished.

Available ASAP!!

Call us on

**01202 683 444**

[info@quayliving.co.uk](mailto:info@quayliving.co.uk)

<https://www.quayliving.co.uk/>

**Council Tax Band**

**D**



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

| Energy Efficiency Rating                           |   | Current                 | Potential |
|----------------------------------------------------|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92 plus)                                          | A |                         | 87        |
| (81-91)                                            | B | 78                      |           |
| (69-80)                                            | C |                         |           |
| (55-68)                                            | D |                         |           |
| (39-54)                                            | E |                         |           |
| (21-38)                                            | F |                         |           |
| (1-20)                                             | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| <b>England &amp; Wales</b>                         |   | 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.

