

**FOR SALE**



**Melbury Avenue, Poole**  
**£350,000**

  
**MARTIN&CO**

# Melbury Avenue,

**Poole** £350,000

- huge four bed roomed home!
- NO FORWARD CHAIN
- garage and garden!
- council tax band 'C' = £1820pa
- separate dining room!

This substantial four bedroomed home is deceptively large! Ideal for a family, the property has four bedrooms, a large living room, separate dining room, large, enclosed rear garden & parking for multiple vehicles! The Bourne Valley nature reserve & playground are close by, local shops & schools are within easy reach.

ENTRANCE HALL UPVC door to front aspect, radiator, laminate flooring.

LIVING ROOM 21' 11" x 12' 4" (6.70m x 3.76m) Two ceiling light points, double glazed windows to front aspect, with opening doors to the rear aspect, leading into the garden. Two radiators, laminate flooring.

DINING ROOM 10' 4" x 10' 1" (3.17m x 3.09m) Double glazed window to front aspect, radiator, laminate flooring.



**KITCHEN** Range of wall & base units with worktops over. Double glazed windows & door also leading into the garden via the side paved path. Space & plumbing for freestanding fridge/freezer, washing machine & tumble drier. Gas stainless steel hob, with eye level electric oven, wall mounted gas central heating boiler.

**SHOWER ROOM** Inset spotlights, fully tiled, shower, toilet & basin with mirror over. Extractor fan.

**LANDING** Ceiling light, loft hatch, double glazed window to side aspect, radiator.

**MASTER BEDROOM** 12' 7" x 10' 4" (3.86m x 3.17m) Ceiling light, double glazed window to front aspect, radiator. Built in bedroom furniture, including wardrobes, over bed storage cupboards, additional wardrobe & dressing table.

**BEDROOM** 10' 4" x 10' 1" (3.15m x 3.08m) Double glazed window to front aspect, ceiling light, built in bank of wardrobes with dressing table. Radiator.

**BEDROOM** 11' 5" x 7' 8" (3.49m x 2.36m) Ceiling light, double glazed window to rear aspect overlooking the garden, airing cupboard, radiator.

**BEDROOM** 10' 11" x 6' 2" (3.33m x 1.88m) Ceiling light, double glazed window to rear, radiator.

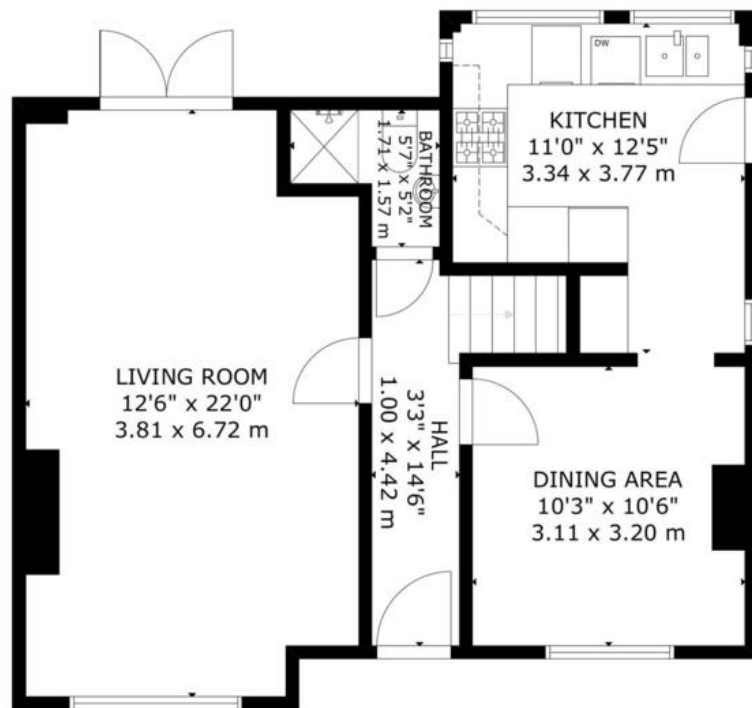
**FAMILY BATHROOM** Inset spotlights, double glazed opaque window, the suite includes a bath with a shower over & screen, toilet & basin. Tiled splashbacks & heated towel rail style radiator.

**GARAGE** with up & over door.

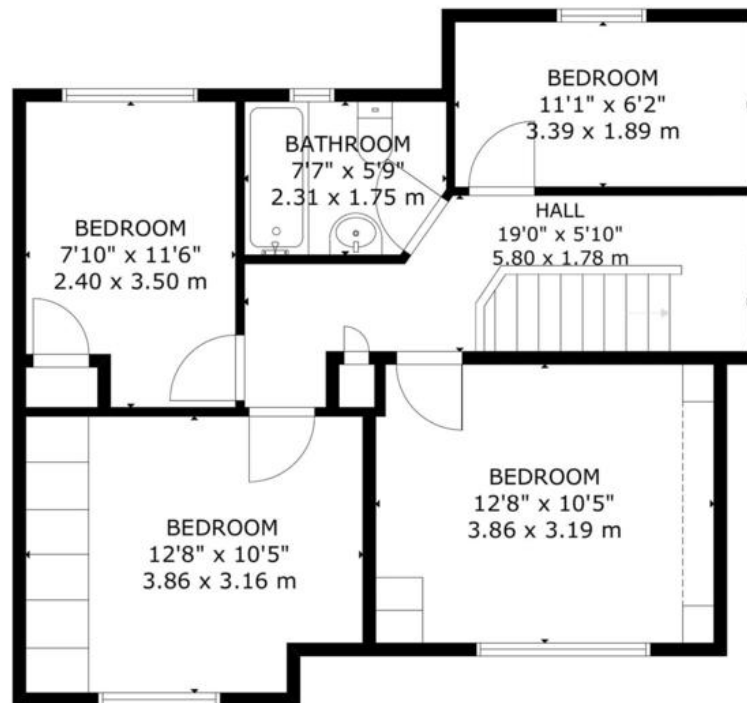
**PARKING** for multiple vehicles.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 TOTAL: 111 m<sup>2</sup>/1,186 sq.ft  
 FLOOR 1: 56 m<sup>2</sup>/597 sq.ft, FLOOR 2: 55 m<sup>2</sup>/589 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## Martin & Co Poole

109 Commercial Road • Poole • BH14 0JD  
 T: 01202 710171 • E: poole@martinco.com

# 01202 710171

<http://www.poole.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.