

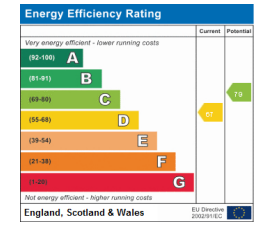
# Melbury Avenue, Poole



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

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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.



- 4
- 3
- 2

Large family home with gardens & lots of parking!

**Guide Price £350,000**





Melbury Avenue, Poole

Guide Price £350,000

- huge four bedroomed home!
- close to local shops & schools
- NO FORWARD CHAIN
- close to Bourne Valley Nature Reserve
- 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

Living room

Dining room

Kitchen

Cloakroom (with shower)

Master bedroom

Three further bedrooms

Family bathroom

Rear garden

