

**FOR SALE**



**Park Close, Poole**  
**£550,000**

  
**MARTIN & CO**

**Park Close, Poole**

**£550,000**

- **\*\*\*NEW PRICE\*\*\***
- **Four double bedrooms**
- **Three bathrooms**
- **Two allocated parking spaces**
- **Council Tax Band E £2503.40 PA**



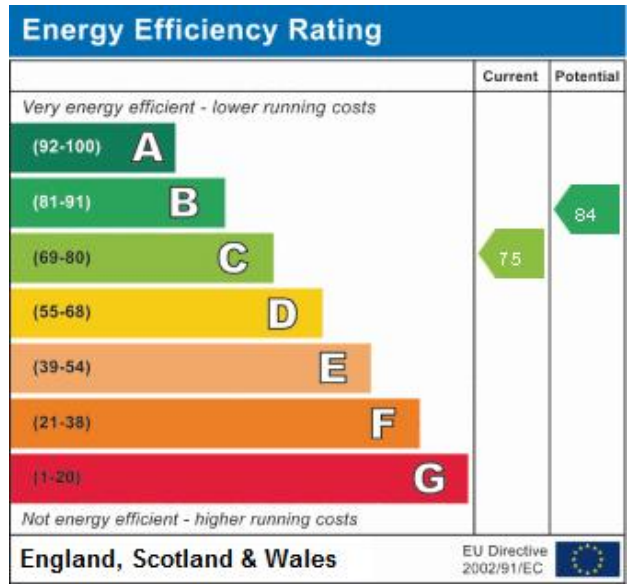
Park Close is a select Cul de sac development within close proximity of Poole town centre, Poole Park, and Ashley Cross, this immaculate four bedroom three storey town house benefits from a refitted and remodelled kitchen and open plan living space.

The property is set over three floors and is open plan on the ground floor with a beautiful remodelled kitchen with a good array of eye and base level units incorporating some integrated appliances and stone worktops, this in turn flows into the living dining area with doors into the low maintenance garden, which benefits from an outside timber built home office/chalet. This floor also has a downstairs cloakroom and underfloor heating.

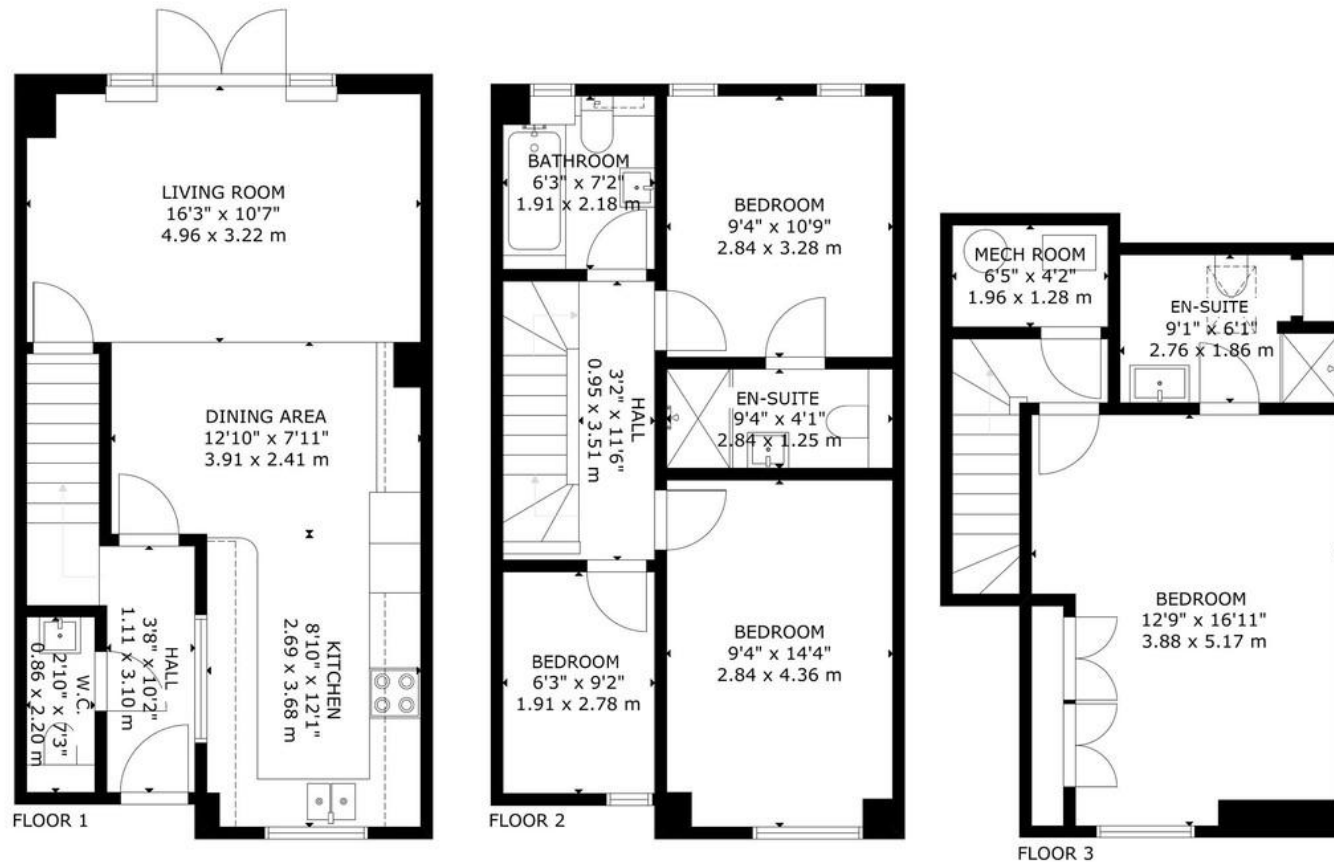
The first floor has three bedrooms two doubles and a large single, one of the bedrooms benefits from an ensuite bathroom and there is also a family bathroom on this floor as well, fitted wardrobes to the two double bedrooms, the top floor is a particular feature of the property

The top floor is a particular feature of the property and benefits from a master bedroom suite with fitted wardrobes, bathroom and extra walk in area which could become a walk in dressing room, there is underfloor heating on the ground floor and radiator gas fired central heating throughout the property along with double glazing and two allocated parking spaces.









GROSS INTERNAL AREA



## Martin & Co Poole

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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.