

FOR SALE



Park Close, Poole
Offers Over £565,000


MARTIN&CO

Park Close, Poole

- DETACHED THREE STOREY HOUSE
- CUL DE SAC LOCATION
- FOUR BEDROOMS
- THREE BATHROOMS
- GARAGE AND DRIVEWAY
- COUCNIL TAX BAND 'E' = £2625pa

Well presented detached family house in a quiet cul de sac close to Poole Park, benefitting from four bedrooms, three bathrooms, newly fitted kitchen/breakfast room, separate lounge and conservatory, set over three floors, with garage and driveway and sunny rear patio garden. Over 1500 sq ft.



LOUNGE Beautifully presented living room with glass partitioning giving access to the kitchen diner and Conservatory.

KITCHEN Newly fitted kitchen with some integrated appliances and space for a dining table and chairs.

CONSERVATORY Sunny Conservatory with doors to the patio garden.

BEDROOM ONE Good size master bedroom with fitted wardrobes and modern ensuite bathroom.

BEDROOM 2 Double bedroom fitted wardrobe and ensuite bathroom.

BEDROOM 3 Double bedroom with fitted wardrobe.

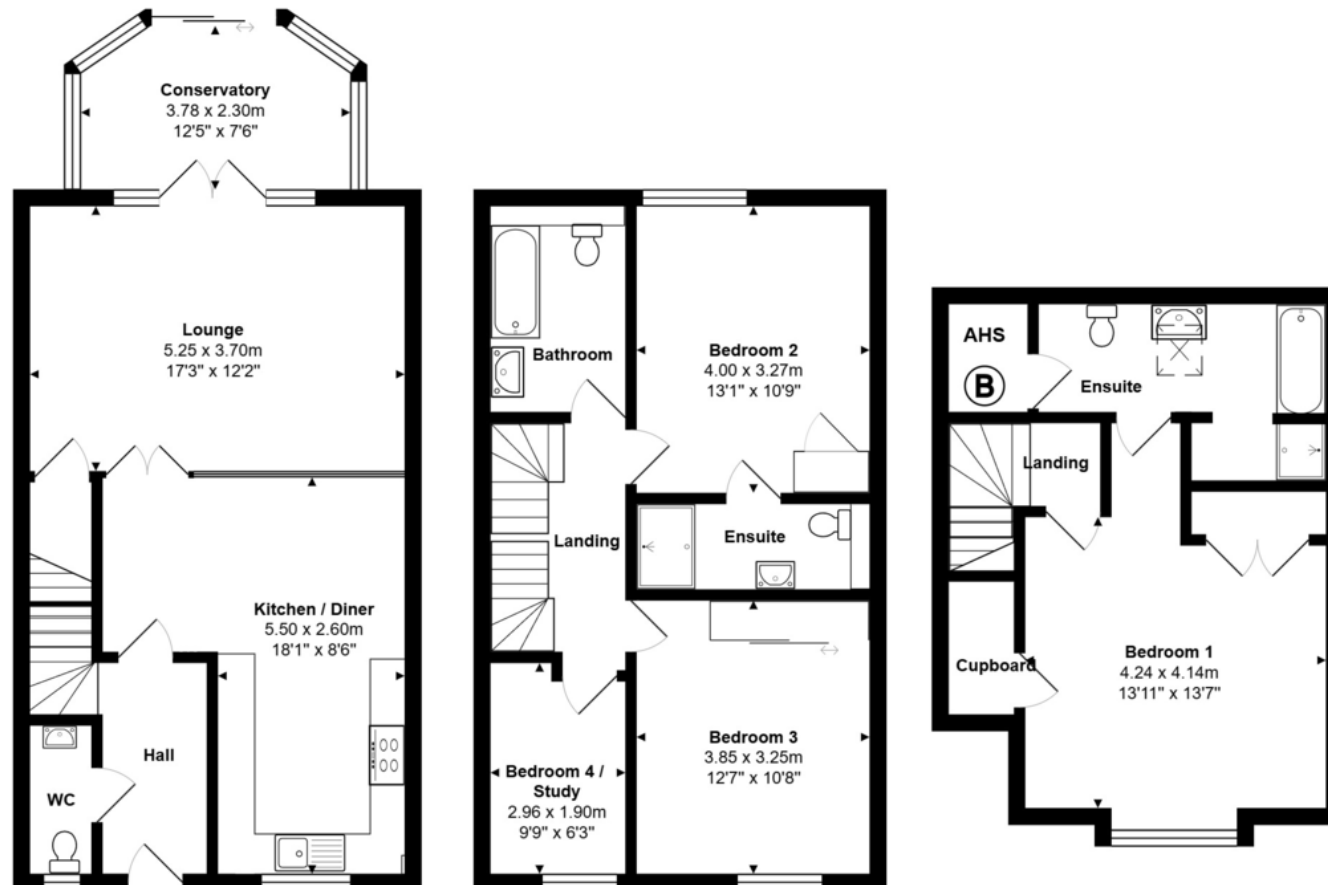
BEDROOM 4 Currently used as a study/office but could easily be a fourth bedroom.

FAMILY BATHROOM Modern fitted bathroom suite.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Martin & Co Poole

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

01202 710171

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

MARTIN&CO

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.