

FOR SALE



Grove Road, Poole
Offers In Excess Of £325,000


MARTIN & CO

Grove Road, Poole

Offers In Excess Of £325,000

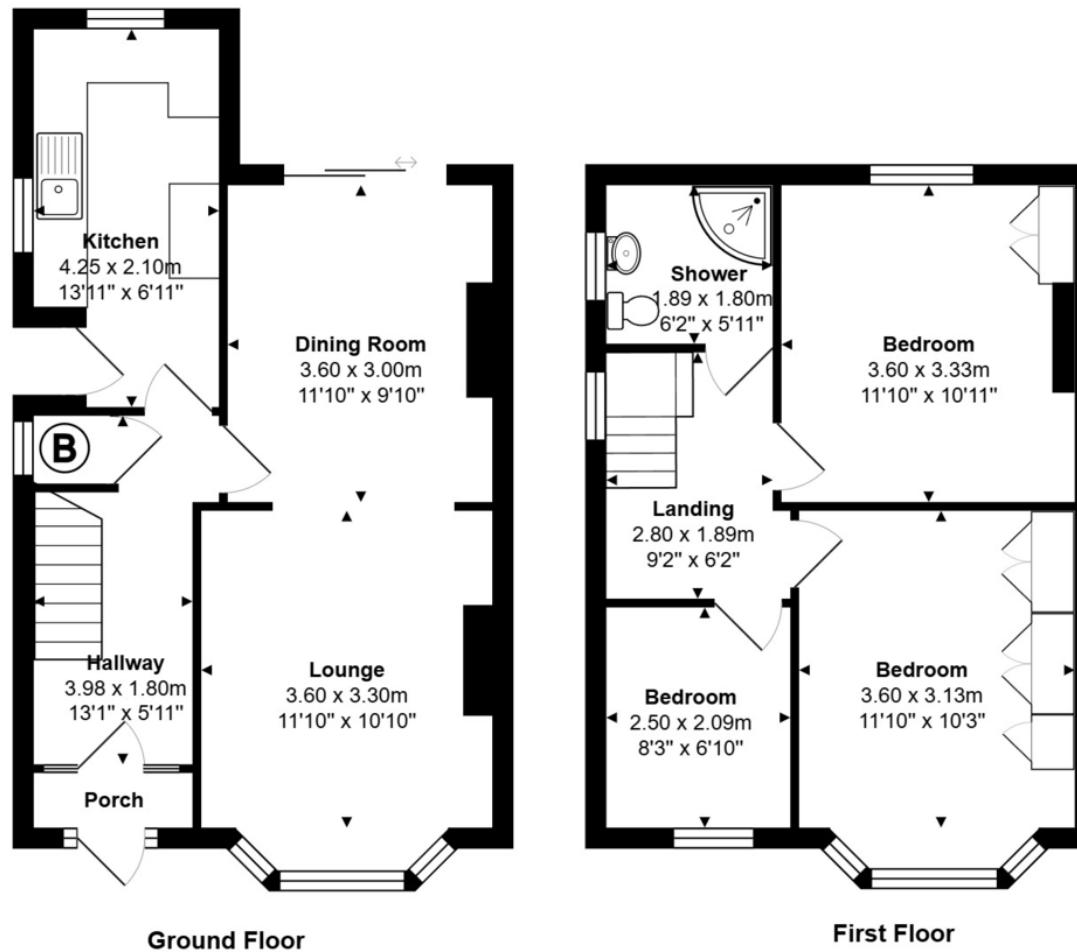
- VACANT POSSESSION
- DETACHED HOUSE
- IN NEED OF MODERNISATION
- COUNCIL TAX BAND 'C' = £1918pa
- SOUTH FACING REAR GARDEN

Detached family house offered with vacant possession and no forward chain, now requiring updating and modernisation, deceptively spacious with three bedrooms, family bathroom, large lounge dining room and separate kitchen, gas fired central heating and double glazing, south facing rear garden and driveway with off road parking for two cars.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 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

Total Area: 82.0 m² 882 ft²
01202 710171
All measurements are approximate and for display purposes only
<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.