

Property Location Poole



GROSS INTERNAL AREA
FLOOR 1: 501 sq.ft, 47 m², FLOOR 2: 489 sq.ft, 45 m²
EXCLUDED AREAS: PORCH: 17 sq.ft, 2 m², CONSERVATORY: 89 sq.ft, 8 m², REDUCED HEADROOM BELOW 1.5M: 12 sq.ft, 1 m²
TOTAL: 990 sq.ft, 92 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

Denmark Road, Poole

Guide Price £310,000

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

01202 710171
<http://www.poole.martinco.com>



No Forward Chain

Three Double Bedroom

Two Reception Rooms

Kitchen/Dining Room

Conservatory

Close to Poole Hospital

Near By Shops

Off Road Parking

Gas Central Heating

Council Tax Band C



Why you'll like it

Welcome to this three-bedroom semi-detached home, located just a short walk from Poole town centre and Poole Hospital.

Upon entering, you are greeted by a welcoming entrance porch with a UPVC double-glazed door. This leads into two good sized front reception rooms, both boasting character details that add warmth and personality to the home. The right-hand reception room opens up into an open-plan kitchen/dining area - ideal for entertaining.

The kitchen features a four-burner gas hob, integrated oven with overhead extractor fan, and ample worktop space for food preparation. From the dining area, double patio doors lead into a conservatory, creating a seamless indoor-outdoor flow.

The conservatory opens out onto a low-maintenance rear garden. A timber gate provides rear access to Elizabeth Road, with steps leading up to a private parking area. The garden is finished with brick, timber, and shrub borders, as well as useful side storage.

Upstairs, the first floor offers three good sized double bedrooms and a well-appointed family bathroom, complete with WC, bath with overhead shower, and wash basin.

Additional benefits include:-
Gas Central Heating
Council Tax Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Poole limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

