



24b Cavan Crescent, Poole, Dorset, BH17 7EY

Asking Price £340,000

- Three Bedrooms
- Constructed In 2017
- Two Bath/Shower Rooms
- Low Maintenance Rear Garden
- Ideal Family Home
- Detached House
- Ample Driveway
- Immaculately Presented
- Close To Amenities & Bus Routes
- No Forward Chain

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We are delighted to be appointed sole agents in the sale of this immaculate detached family home, positioned conveniently on a spacious corner plot close to local amenities, popular grammar schools and Broadstone Broadway.



Council Tax Band: D

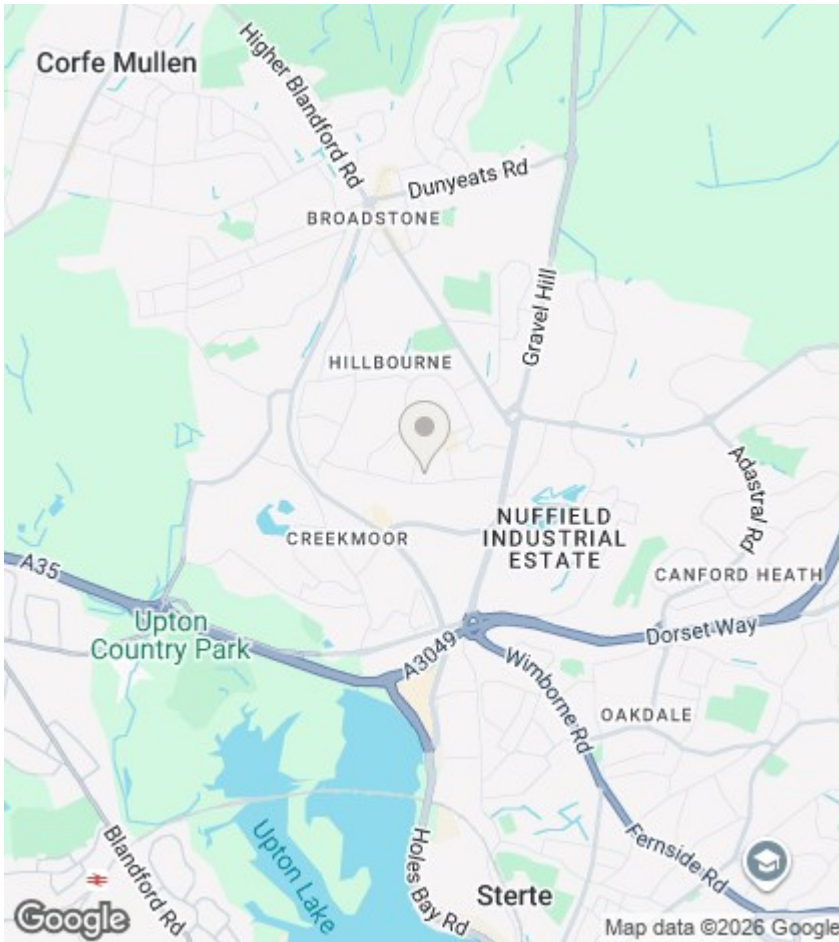


Cavan Crescent

Constructed in 2017, the well planned accommodation briefly comprises; three good size double bedrooms, lounge/dining room, modern kitchen with integrated appliances and two bath/shower rooms (one upstairs, one downstairs).

Further benefits include an ample driveway, low maintenance rear garden with garage/store, ownership of solar panels, Nest CCTV system, alarm system and offered for sale with no forward chain.

Viewings are encouraged at your earliest convenience. To arrange or for further information, please call GREYS of Upton on 01202 622101.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

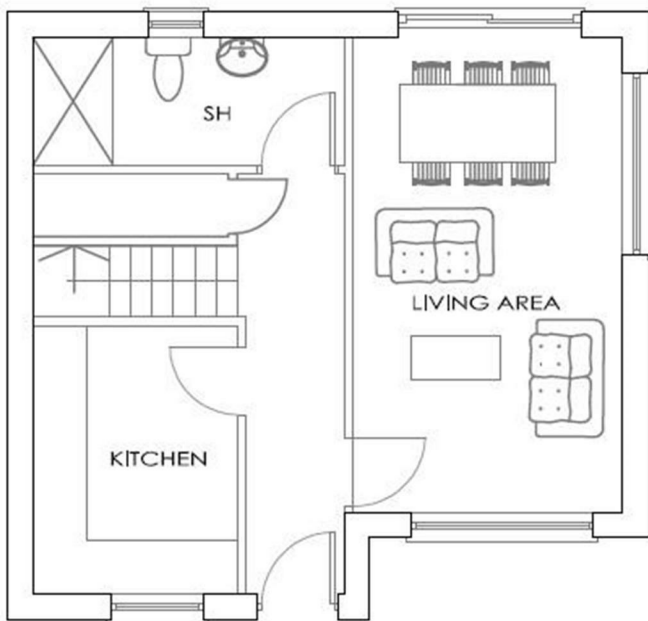
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

B

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 83 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



GROUND FLOOR PLAN



FIRST FLOOR PLAN