



**Slepe Crescent | Poole | BH12 4DN**

**Offers In The Region Of £239,950**



**QSALES &  
LETTINGS**

# Slepe Crescent | Poole | BH12 4DN Offers In The Region Of £239,950

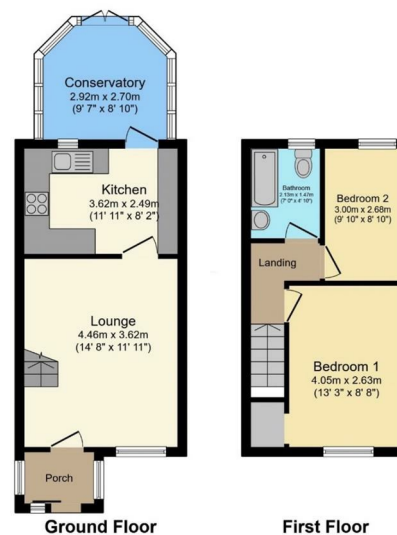
A well-presented two-bedroom mid-terrace home, ideally situated in a popular residential location close to Alder Hills amenities, local schools and transport links.

Offered with no forward chain, this property is perfect for first-time buyers, downsizers or investors alike.

The property benefits from off-road driveway parking and an external porch to the front.

Internally, the accommodation is bright and practical, comprising a spacious lounge which leads through to a modern fitted kitchen offering ample storage and worktop space.

- Two double-bedroom mid-terrace home offered with no Forward Chain
- Conservatory / second reception room
- Off-road driveway parking
- Double glazing
- Council Tax Band: B EPC: D
- Modern fitted kitchen
- Fully tiled bathroom with shower over bath
- Private garage with power and light
- Low-maintenance rear garden with direct access to the garage.
- To arrange a viewing, please call 01202 283654



Total floor area 61.1 sq.m. (658 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Garden Studio**  
105 Orchard Avenue  
Poole  
Dorset  
BH14 8AH  
Jamie@qsaleslettings.co.uk