



45 GREEN ROAD

POOLE

Dorset, BH15 1QH

£1,450 PCM

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# A SPACIOUS FAMILY HOME IN CLOSE PROXIMITY TO POOLE CENTRE

- Three Bedroom House
- Offered Unfurnished
- Private Rear Garden
- Pets Considered
- EPC Rating: Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	56	58
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference: 921266

**Deposit Amount:** £1,269.23

**Council Tax Band:** C

**Furnishing:** Unfurnished

**Heating Type:** Underfloor heating and gas fired hot water radiators

**Parking:** Driveway parking

**Utilities:**

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

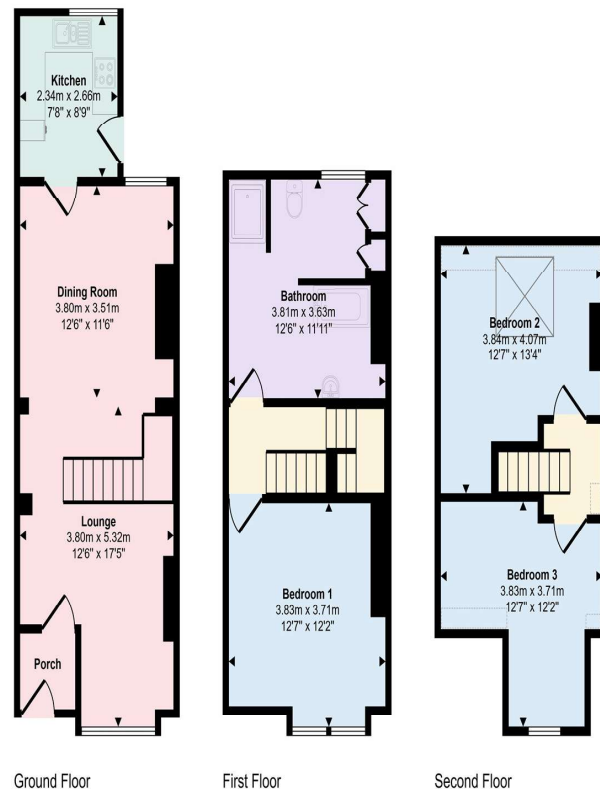
**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to [gov.uk](http://gov.uk), check long term flood risk [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

This spacious family home is offered on an unfurnished basis and is situated within close proximity to Poole Town Centre. The property benefits from three double bedrooms, large lounge/dining room and private rear garden.



Ground Floor

First Floor

Second Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

**Goadsby & Harding (Residential) Ltd**

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