



£1,750 PCM

Gwynne Road, Poole

www.quayliving.co.uk



Quay Living are pleased to offer this three bedroom semi-detached family home situated in a quiet residential area, within short walking distance to Branksome train station.

The accommodation provides a spacious open plan lounge/ diner with feature fireplace, separate kitchen and utility room with access onto a large south facing rear garden. Upstairs there is a family bathroom with bath and separate walk in shower, two generous sized double bedrooms and a further third single bedroom to rear. The property is offered on an unfurnished basis with off-road parking for two vehicles.

Available from early April!

Call or email Quay Living for your appointment to view!!

EPC D

Council Tax C







| 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 | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 67 | 79 |
| EU Directive 2002/91/EC | | |



Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.



01202 683444
Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG
www.quayliving.co.uk

