



## Barbers Gate, Poole, BH15 1ZA

£525,000

- Five Bedrooms
- En-Suite Shower Room To Bedroom One
- UPVC Windows & Gas Central Heating
- Useful Utility Room
- Driveway With ORP
- Spacious Town House
- Additional Bathroom & Shower Room
- Open Plan Kitchen / Dining Room
- Integral Garage
- Westerly Courtyard Style Garden

RARE TO THE MARKET / SOUGHT AFTER LOCATION / OFFERED WITH NO FORWARD CHAIN >>> Greys Estate Agents are delighted to offer for sale this well presented spacious end of terrace Town House situated in the sought after exclusive Barbers Gate on Poole Quay. The property comprises: Five bedrooms, en-suite shower room to bedroom one, family lounge, spacious open plan kitchen / dining room, useful utility room, family bathroom and an additional shower room. Other benefits include a Westerly facing courtyard style garden, integral garage and a driveway providing off road parking. There is also visitors parking.











### 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 749390 to make an appointment.

### EPC Rating:

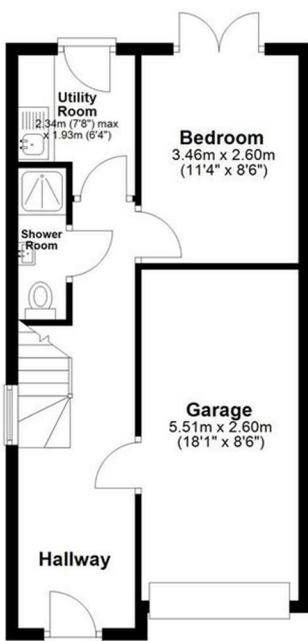
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



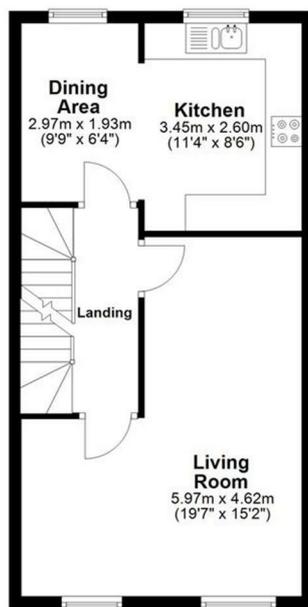
#### Ground Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



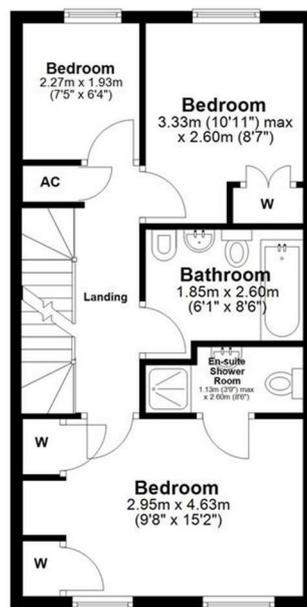
#### First Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



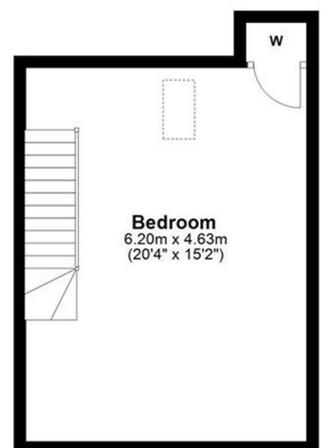
#### Second Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



#### Third Floor

Approx. 29.5 sq. metres (317.2 sq. feet)



Total area: approx. 160.9 sq. metres (1732.0 sq. feet)