



11 Cassel Avenue, Poole

Offers in Region of **£1,100,000**



11 Cassel Avenue

Poole

Set across three generous floors, this impressive home offers spacious and versatile accommodation, perfectly suited to growing families and those seeking flexible living space.

Council Tax band: G

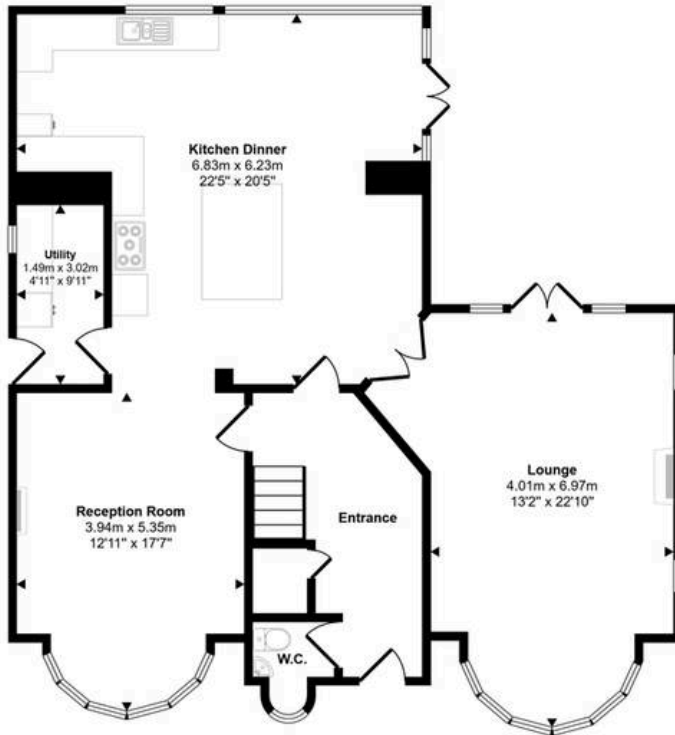
Tenure: Freehold

EPC Energy Efficiency Rating: E

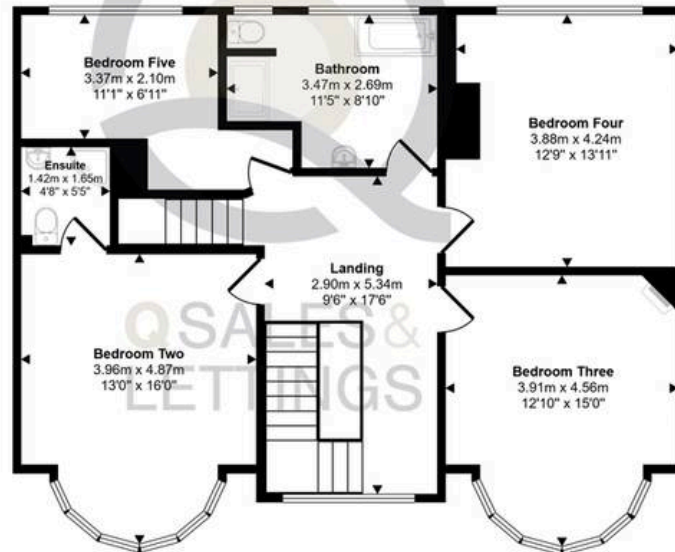
EPC Environmental Impact Rating: E

- Substantial five double bedroom detached family home arranged over three spacious floors
- Sunny rear garden, ample off road parking, garage with power, and excellent side access including double gates
- Highly sought after BH13 location, just a short three minute walk from the beach
- Separate utility room and downstairs WC for added convenience
- Fantastic opportunity for modernisation, allowing buyers to put their own stamp on a substantial coastal home
- Spacious open plan kitchen/dining room, ideal for family living and entertaining
- Impressive principal suite occupying the entire second floor with spacious ensuite bathroom
- Council Tax Band: G EPC Rating: E
- Viewing is highly recommended. To arrange an appointment, please call 01202 283654.
- Two separate reception rooms, including a bright main lounge with French doors opening onto the garden

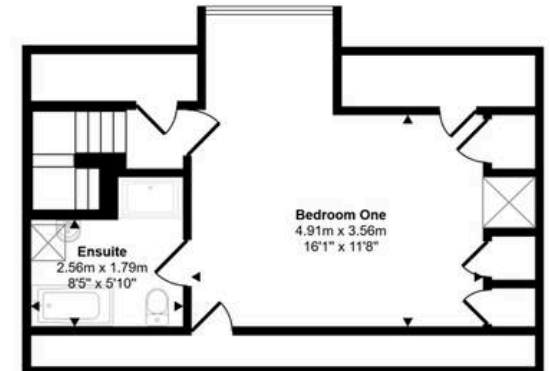
Approx Gross Internal Area
240 sq m / 2579 sq ft



Ground Floor
Approx 103 sq m / 1106 sq ft



First Floor
Approx 91 sq m / 984 sq ft



Second Floor
Approx 45 sq m / 489 sq ft

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.