



TOLLARD CLOSE
POOLE, BH12 4AU



GUIDE PRICE £310,000

- Awaiting probate
- Semi-detached house
- Popular residential location
- 3 well-proportioned bedrooms
- Large sitting room
- Bathroom & separate WC
- Private rear garden
- Private driveway & garage
- Close to schools & amenities
- Approx. 4/5 miles from Bournemouth & Poole

This charming semi-detached home is situated in a popular residential area, conveniently close to local schools and amenities. Offering three well-proportioned bedrooms; this property is ideal for families or those seeking extra space.



The entrance hall welcomes you into a spacious living environment, featuring a large sitting room that provides an inviting area for relaxation and entertainment.

The kitchen is equipped with a comprehensive range of units, making it a practical space for culinary enthusiasts.

The property also boasts three well proportioned bedrooms, two with built-in wardrobes plus a bathroom and a separate cloakroom, enhancing its functionality.

Outside, you will find an enclosed rear garden, perfect for enjoying the outdoors in privacy, along with a garage and a driveway that accommodates parking for one vehicle.

A very useful convenience store and a bus stop are just a short stroll away, ensuring that daily necessities are easily accessible. Furthermore, the vibrant towns of Bournemouth and Poole are located approximately four and five miles away, respectively, offering a wealth of shopping, dining, and recreational options.

Additional Information

Energy Performance Rating: C

Council Tax Band: C

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & garage

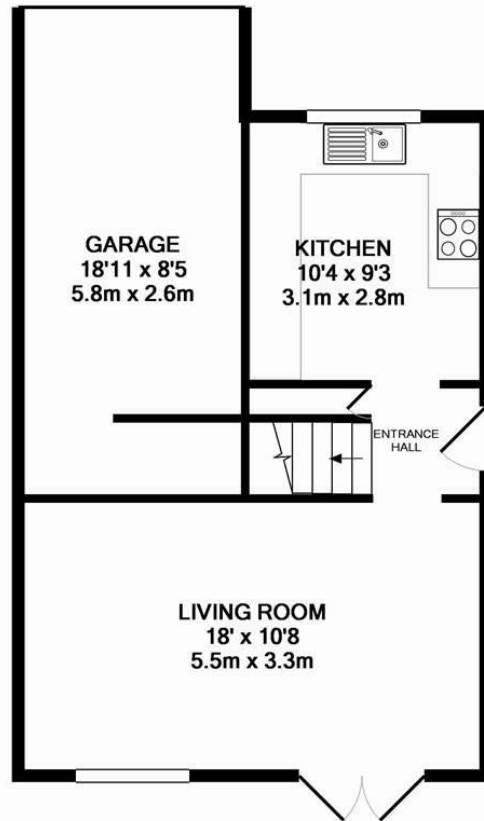
Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

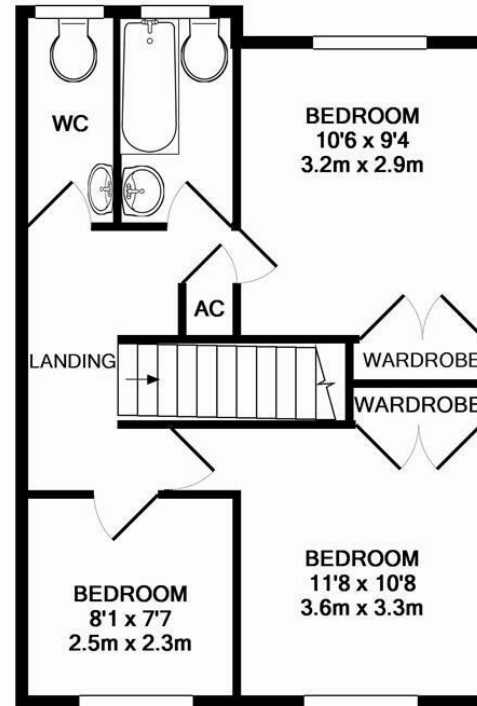
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





GROUND FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)

TOLLARD CLOSE, POOLE, DORSET, BH12 4AU
TOTAL APPROX. FLOOR AREA 957 SQ.FT. (88.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2015

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Lettings Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 039918