



Slepe Crescent | | Poole | BH12 4DN

Offers In The Region Of £239,950



**QSALES &
LETTINGS**

Slepe Crescent | Poole | BH12 4DN Offers In The Region Of £239,950

A well-presented two-bedroom mid-terrace home, ideally situated in a popular residential location close to Alder Hills amenities, local schools and transport links.

Offered with no forward chain, this property is perfect for first-time buyers, downsizers or investors alike.

The property benefits from off-road driveway parking and an external porch to the front.

Internally, the accommodation is bright and practical, comprising a spacious lounge which leads through to a modern fitted kitchen offering ample storage and worktop space.

The kitchen is equipped with a range of white goods including a slimline dishwasher, under-counter fridge and freezer, with additional space for a washing machine and further under-counter appliance. Feature wall cabinet lighting enhances the space.

To the rear, a conservatory/second reception room provides valuable additional living space and enjoys views over the garden, with direct access outside.

Upstairs, there are two well-proportioned double bedrooms, served by a fully tiled bathroom complete with a shower over bath, WC, wash hand basin and heated towel rail.

Externally, the rear garden is designed for low maintenance, and benefits from rear access leading to a garage block. The property also includes a private garage with power and light, with the current owner advising that a new garage door is due to be fitted.

Further benefits include double glazing throughout.

SOLD as vacant possession & no chain

FREENHOLD.

**Council Tax Band: B
EPC: D**

Early viewing is highly recommended to fully appreciate the accommodation on offer.



Total floor area 61.1 sq.m. (658 sq.ft.) approx

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

- Two double-bedroom mid-terrace home offered with no Forward Chain
- Conservatory / second reception room
- Off-road driveway parking
- Double glazing
- Council Tax Band: B EPC: D
- Modern fitted kitchen
- Fully tiled bathroom with shower over bath
- Private garage with power and light
- Low-maintenance rear garden with direct access to the garage.
- To arrange a viewing, please call 01202 283654