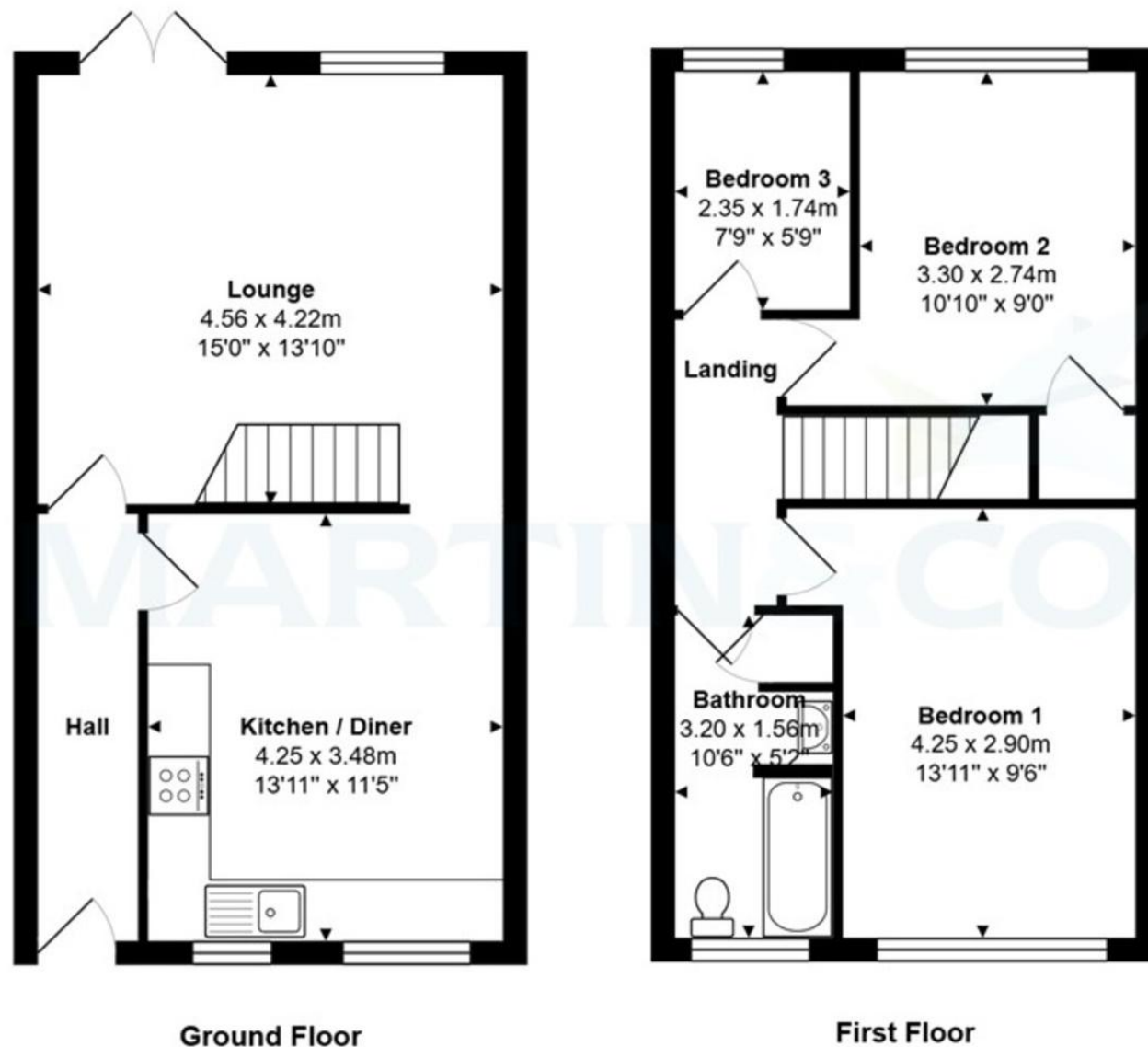


Property Location Parkstone



Total Area: 78.5 m² ... 845 ft²

All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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Northmere Drive, Poole

Guide Price £290,000



Modern Interior

Cul-De-Sac Location

Popular Location

Spacious Lounge

Double Glazed

Three Bedrooms

Gas Central Heating

Driveway Parking

Secure Rear Garden

Kitchen/Dining Room



Why you'll like it

Nestled in a popular and well-connected location, this attractive three-bedroom terraced property offers comfortable living with great practical features, ideal for families, couples, or professionals. The home benefits from a private driveway at the front, providing convenient off-road parking.

A hallway takes you into a spacious lounge/dining area that offers a warm and inviting atmosphere. This versatile space is perfect for relaxing or entertaining, with a large back-facing window that allows in plenty of natural light. The modern kitchen/dining area has an integrated gas oven, hob and fridge freezer. It also features floor-to-ceiling units and has ample space for further appliances.

Upstairs, the property boasts three well-proportioned bedrooms. Two of these are double rooms. The third room, slightly smaller in size, presents an excellent option as a home office, nursery, or single bedroom, depending on your needs. Serving the upper floor is a family bathroom complete with a bath and overhead shower, toilet, and sink-offering both convenience and comfort for daily routines.

To the rear of the property, the garden is mainly laid to lawn, providing a safe and pleasant outdoor area for children, pets, or simply unwinding in warmer months.

Agents Notes:
Tenure: Freehold
Parking: Driveway
EPC Rating: C
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

