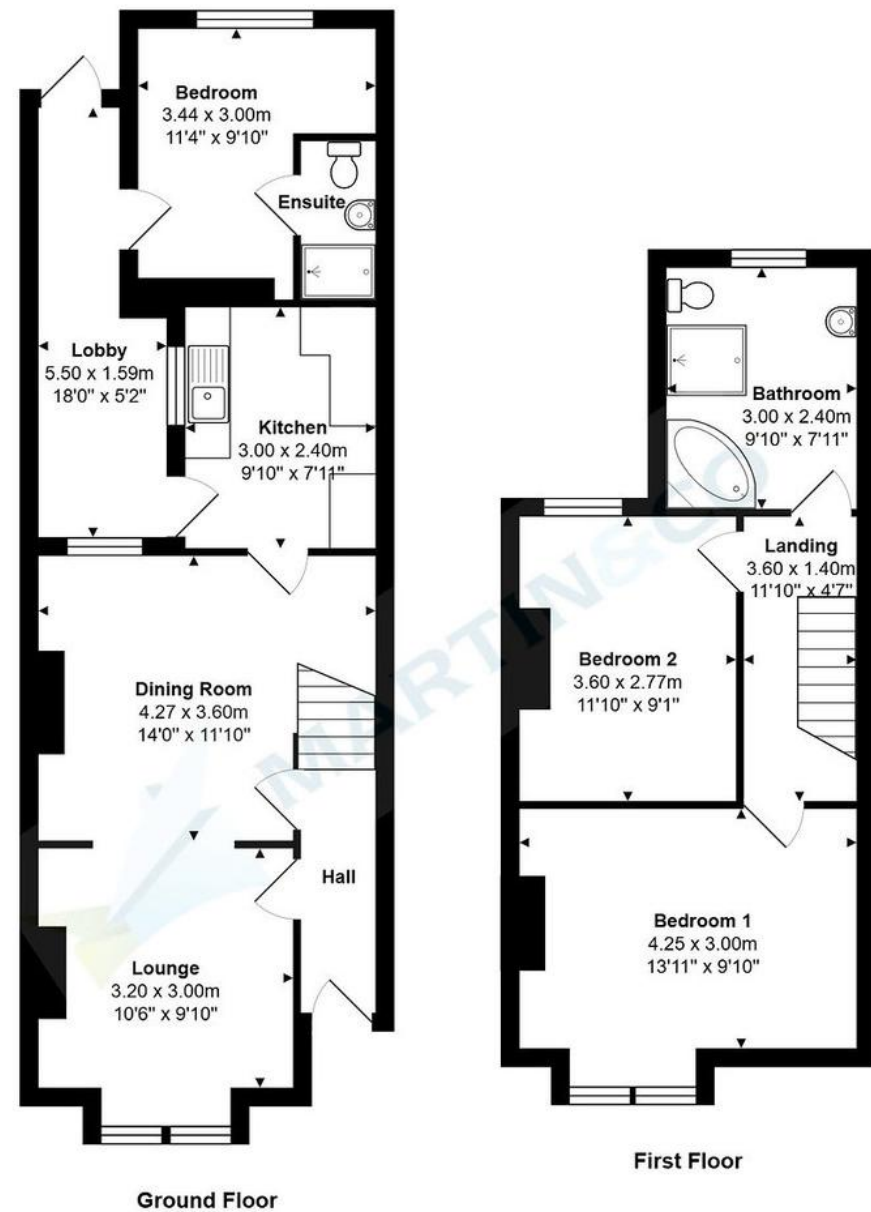


## Property Location Poole



Total Area: 93.2 m<sup>2</sup> ... 1004 ft<sup>2</sup>  
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.

**Martin & Co Poole**  
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**MARTIN&CO**



## Garland Road, Poole

### Asking Price Of £310,000

**MARTIN&CO**



No Forward Chain

3 Double Bedrooms

Open Plan Lounge/Dining

Ideal Family Home

Walking Distance To Shops

In Need Of Modernisation

Large Family Bathroom

Double Garage

Gas Central Heating

Freehold



## Why you'll like it

Nestled in a sought-after location close to Poole Park, Poole Hospital, nearby schools, and a variety of local shops, this spacious three-bedroom terraced house offers a fantastic opportunity for families, professionals, or investors. The property is offered with no forward chain.

The accommodation is well-proportioned throughout and includes three generously sized double bedrooms, ideal for growing families or those seeking extra space for guests or a home office. Bedroom 1 is located on the ground floor and benefits from an en-suite.

Downstairs, the property features an open-plan lounge and dining area, creating a sociable and welcoming living space. Large windows allow for plenty of natural light, making this the perfect setting for relaxing or entertaining. The kitchen is fitted with floor-to-ceiling units providing ample storage, along with designated space for appliances.

The family bathroom comprising a corner bath, separate shower, toilet, and sink, offering both functionality and comfort for everyday use.

Externally, the property boasts a front garden and rear patio garden, ideal for outdoor dining, or simply enjoying the sunshine. In addition the property includes a double garage, providing secure parking and additional storage space.

With its generous accommodation, excellent location, and the added benefit of no forward chain, this property represents a great opportunity to secure a comfortable and convenient home in the heart of Poole. Early viewing is highly recommended.

Additional benefits include:-  
Gas Central Heating  
Councill Tax Band B

Agents Note: The property is subject to restrictive covenants & consent is required to make certain changes to the property. Please contact Martin & Co Poole for more information.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	70 C
21-38	F		
1-20	G		

