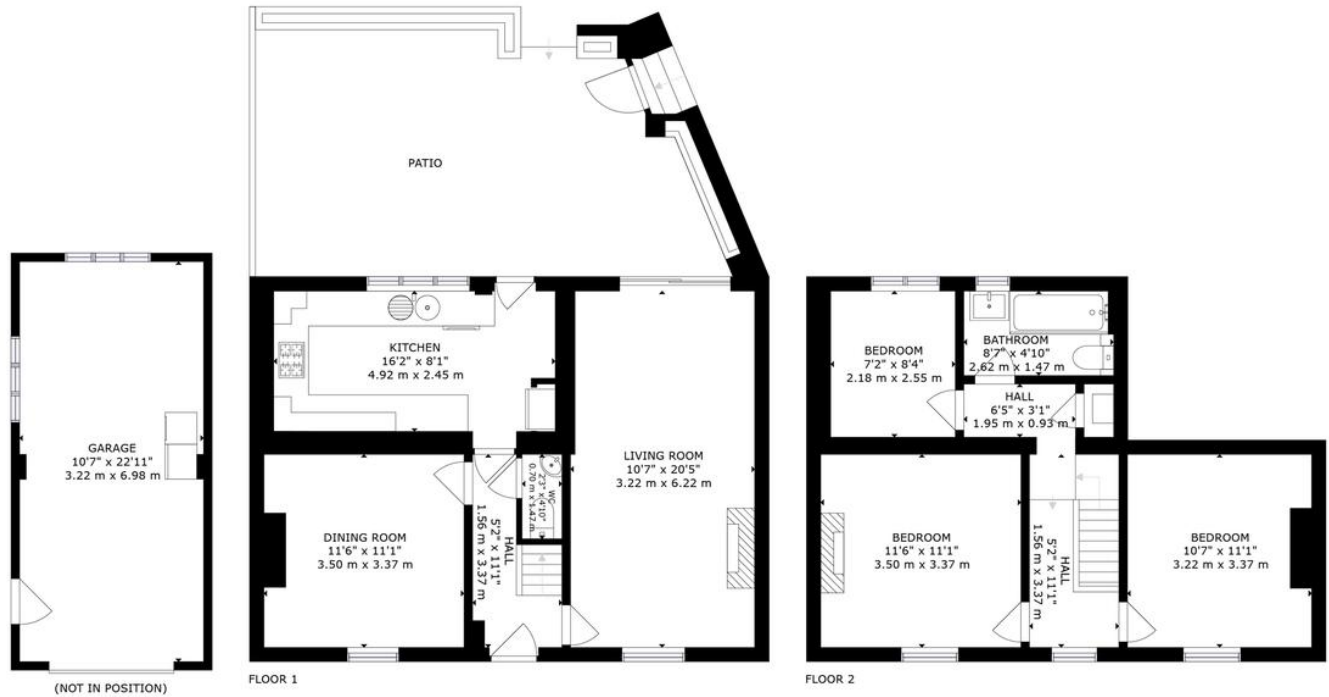


Property Location
Parkstone



GROSS INTERNAL AREA
FLOOR 1: 569 sq.ft, 53 m², FLOOR 2: 463 sq.ft, 43 m²
EXCLUDED AREAS: GARAGE: 242 sq.ft, 22 m²
TOTAL: 1032 sq.ft, 96 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

Spring Gardens, Parkstone

Offers In Excess Of £400,000

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01202 710171
<http://www.poole.martinco.com>



Popular Location

Large Rear Garden

3 Bedrooms

Two Reception Rooms

Single Garage

Cul-De-Sac

Walking Distance To Shops

Driveway

Council Tax Band C

Well Presented



Why you'll like it

Spring Gardens is located in a popular residential area and is a well-proportioned three-bedroom semi-detached house offering spacious living, a good-sized rear garden, garage, and off-road parking for one car. Situated close to local shops, this home is perfect for families, first-time buyers, or those looking to upsize.

As you enter through the front door, you are greeted by a welcoming entrance hallway. To the right is a bright and spacious living room with French doors that open onto the rear garden, creating a light and airy atmosphere and offering easy access to the outdoor space. To the left of the hallway is a good sized dining room. Also features a downstairs WC. To the rear is a modern kitchen fitted with an induction hob, overhead extractor fan, integrated dishwasher and space for further appliances.

Upstairs, the property offers two really good-sized double bedrooms and a third single bedroom, making it suitable for a growing family or home office. A modern family bathroom with WC, wash hand basin, bath with shower overhead, completes the upstairs layout.

The garden is part laid to lawn and part patio making it perfect for summer dining or relaxing. To the front of the property there is off-road parking for one car and a single garage.

Early viewing is recommended to fully appreciate the potential this property has to offer.

Additional information:-
Freehold
Gas Central Heating
Council Tax Band: C

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 Poole 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		