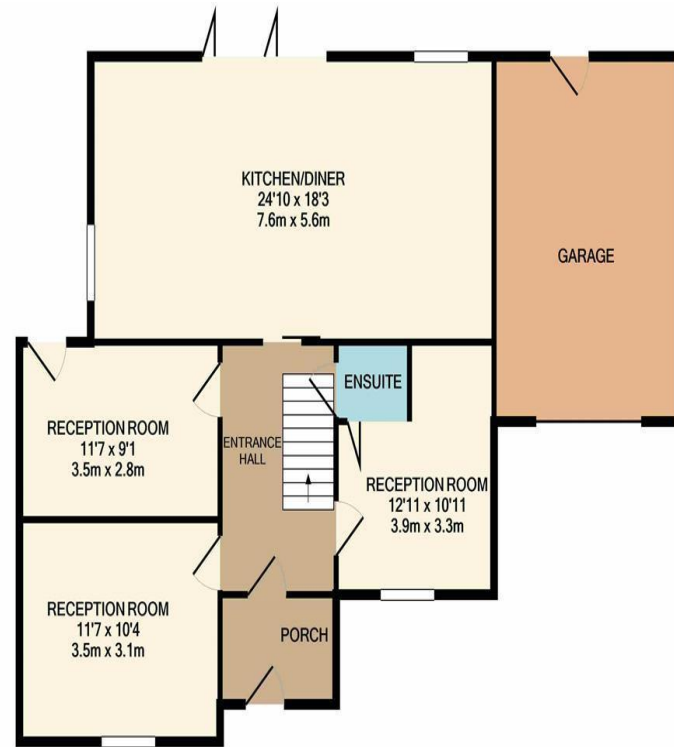
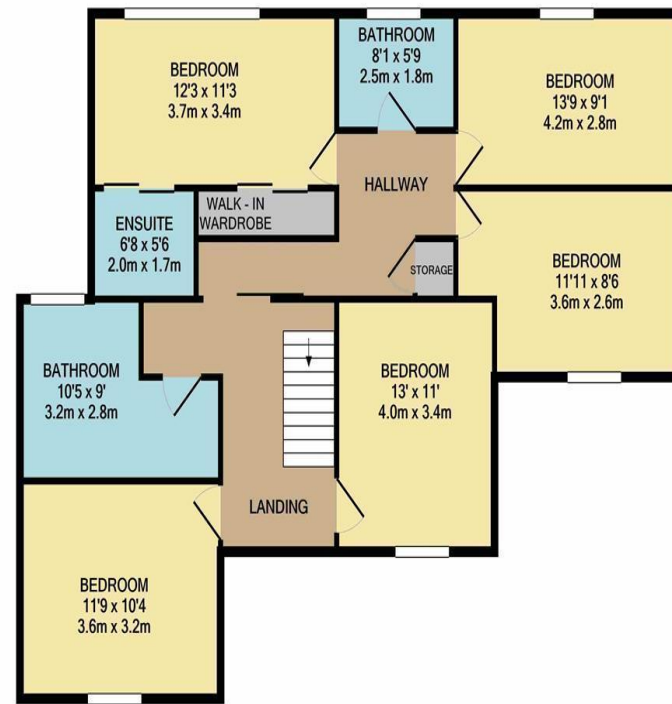


## Property Location Poole



GROUND FLOOR  
APPROX. FLOOR  
AREA 1011 SQ.FT.  
(93.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 973 SQ.FT.  
(90.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1984 SQ.FT. (184.3 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  
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**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.

## Lacey Crescent, Poole

Guide Price £500,000 - £525,000

Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Driveway Parking And  
Garage

Five Double Bedroom Semi-  
Detached House

Four Reception Rooms &  
Four Bathrooms

Potential To Develop To The  
Rear & Convert To HMO  
STPP

Stunning Open-Plan  
Kitchen/Diner/ Family Room

Substantial Private Rear  
Garden With Large  
Outbuilding



### Why you'll like it

**\*\*GUIDE PRICE £500,000 - £525,000\*\*** Located in a popular residential area of Poole, this well-presented home on Lacey Crescent offers spacious and versatile accommodation ideal for families or first-time buyers. The property provides well-proportioned living space, creating a comfortable and practical layout for modern day living.

On entering the property, you are welcomed into a bright and inviting interior with generous living accommodation, offering ample space for relaxing and entertaining. The kitchen provides good storage and workspace, while the overall layout allows for a natural flow between rooms.

Upstairs, the property offers well-sized bedrooms along with a family bathroom, making it suitable for growing families or those needing additional space for working from home.

Externally, the property benefits from a private garden, ideal for outdoor dining, entertaining, or simply enjoying the warmer months. There is also the advantage of off-road parking and easy access to local amenities, schools, and transport links.

Situated within easy reach of Poole town centre, local shops, and commuter routes, this property presents a fantastic opportunity for buyers seeking a well-located home with generous accommodation.

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



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
73	73	62	69

