

FOR SALE



Croft Road, Poole
£420,000


MARTIN&CO

Croft Road, Poole

£420,000

- *****LUXURIOUS KITCHEN*****
- **FABULOUS** open plan family room with direct garden access
- **LARGE, LEVEL, REAR GARDEN**
- ensuite shower room to master bedroom.
- popular Parkstone location, close to arterial routes

*****VIEW TODAY*****

This **SUBSTANTIAL** family home is offered to the market with **NO FORWARD CHAIN!**

Completely refurbished & renovated to a premium standard, the property has flexible, versatile accommodation to suit a variety of purchasers, including those needing a home office! With a large, enclosed & **LEVEL** rear garden, the home offers **STYLISH & LOW MAINTENANCE** living for new residents.



MASTER BEDROOM WITH ENSUITE SHOWER ROOM!

LUXURIOUS OPEN PLAN FAMILY ROOM

PARKING FOR TWO CARS

LEVEL, ENCLOSED REAR GARDEN WITH SIDE ACCESS

PERIOD PROPERTY

UTILITY ROOM - TO MAXIMISE KITCHEN STORAGE

TWO GROUND FLOOR ROOMS/IDEAL HOME
OFFICE/PLAYROOM/SITTING ROOM

THREE DOUBLE BEDROOMS ON THE FIRST FLOOR

STYLISH DECOR

LARGE FAMILY BATHROOM (WITH BATH)

PAVED PATIO

RAISED PLANTED BEDS IN THE GARDEN

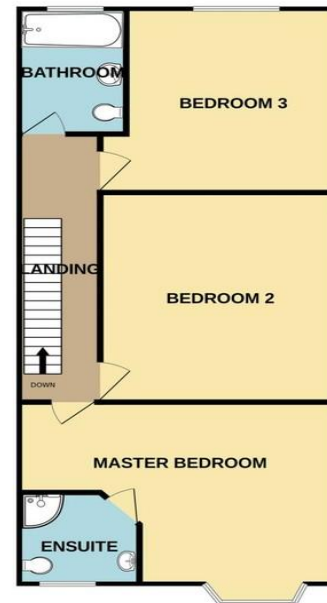


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

GROUND FLOOR



1ST FLOOR



This Floor Plan is for guidance only and is NOT TO SCALE
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Martin & Co Poole

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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.