

**FOR SALE**



**Hillside Road, Poole**  
**Offers In Excess Of £345,000**

  
**MARTIN&CO**



## Hillside Road, Poole

Offers In Excess Of £345,000

- light & spacious family home
- NO FORWARD CHAIN - VIEW TODAY
- council tax band C = 1,820.65 pa
- gardens to both front & rear
- lots of parking & garage!

This LARGE three bedroomed family home is offered to the market with NO FORWARD CHAIN!!!

In this popular location, this light & spacious home would be an ideal for a growing family, having a large, level garden to the rear laid to lawn, with parking for multiple vehicles!

The accommodation inside includes a modern kitchen with stylish family bathroom & grey carpet throughout of the flooring the property.



STORM PORCH

HALLWAY

LIVING ROOM

DINING ROOM

KITCHEN

CLOAKROOM

MASTER BEDROOM

BEDROOM

BEDROOM

FAMILY BATHROOM

GARAGE (with two up & over doors)

REAR GARDEN

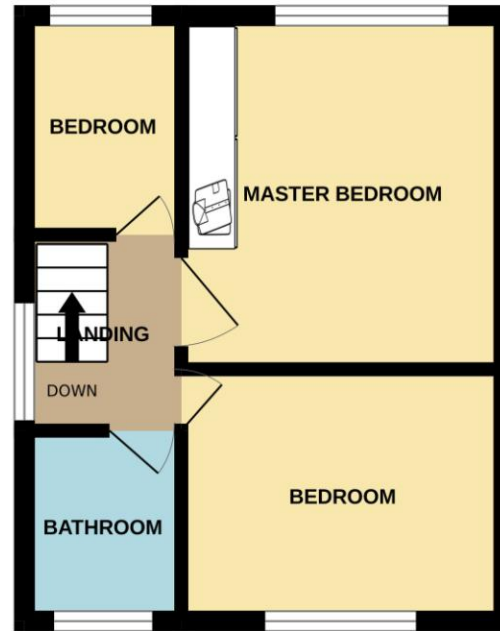
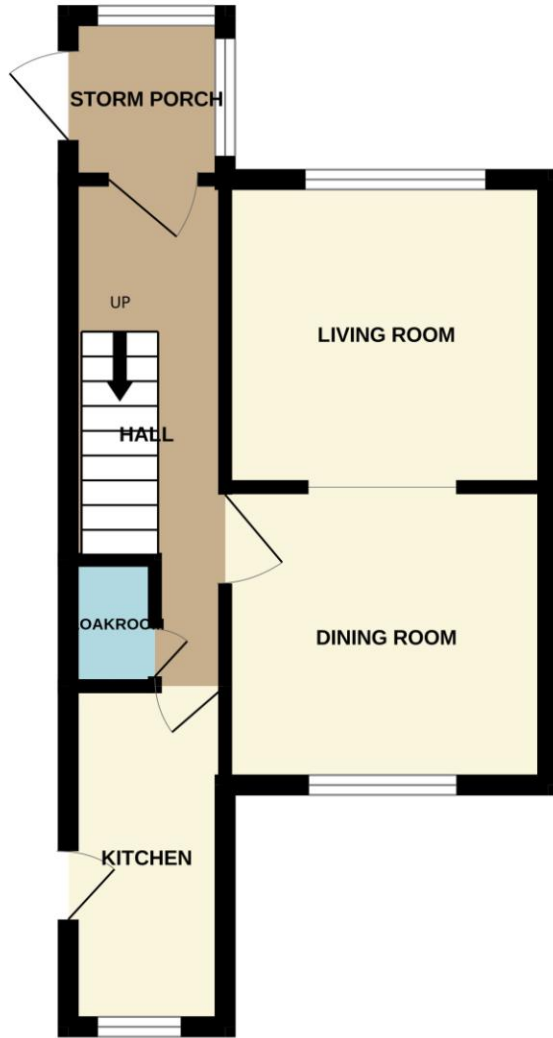
FRONT GARDEN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







## 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.