

FOR SALE



Palfrey Road, Northbourne
£380,000


MARTIN&CO

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£380,000

- large family home!
- enclosed rear garden
- versatile accommodation
- council tax band 'C' - £1820
- close to popular schools!

****VIDEO TOUR**** This large, detached chalet style bungalow has been improved by the current owners, with the opportunity for new owners to continue the works to suit their own tastes. With an enclosed back garden, benefitting from two patio areas, the property has a good sized living room leading to a large kitchen, both facing the rear to enjoy the view. There are two bedrooms on the ground floor & two on the first floor.



ENTRANCE HALL with built in storage cupboard
 LIVING ROOM with direct garden views
 KITCHEN Extensive range of wall & base units with worktop over, space & plumbing for washing machine, integrated fridge & freezer, gas hob & electric oven, cupboard housing 'Vaillant' gas heating boiler.
 BEDROOMS/SITTING ROOM Double glazed windows with lattice leaded design to front aspect, built in storage cupboards.
 BEDROOM Double glazed window to front aspect.
 FAMILY BATHROOM with loft hatch
 HOME OFFICE with staircase leading to the first floor.
 MASTER BEDROOM with built in eaves storage
 ENSUITE with far reaching views
 BEDROOM
 GARAGE/UTILITY ROOM (does not have vehicle access), has lighting & power so ideal for storage, bikes etc (plus extra space for white goods). Up & over door.

FRONT GARDEN Laid to lawn, surrounded by low rise brick walling, with mature hedging.

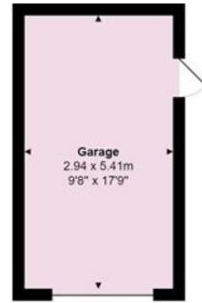
PARKING on the driveway

FULLY ENCLOSED REAR GARDEN Paved patio, led to garden laid to lawn, surrounded by mature heading & shrubs. Further decked sun terrace with raised rockery area to the rear of the garden, gate providing side access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		7.3
(55-68)	D	5.8	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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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.

