

FOR SALE



Park Close, Poole
£575,000


MARTIN & CO

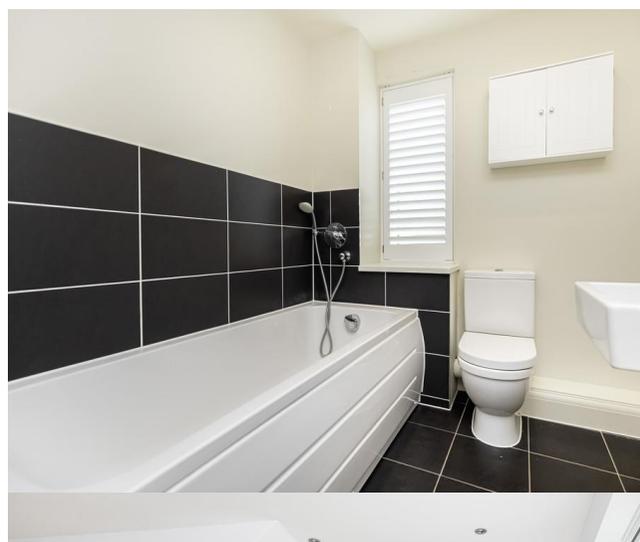


Park Close, Poole

4 Bedrooms, 3 Bathroom

£575,000

- Three Storey Town House
- Four double bedrooms
- Three bathrooms
- Two allocated parking spaces
- Council Tax Band E £2503.40 PA
- Open plan living
- Remodelled/Refitted Kitchen
- Immaculate condition throughout



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Park Close is a select Cul de sac development within close proximity of Poole town centre, Poole Park, and Ashley Cross, this immaculate four bedroom three storey town house benefits from a refitted and remodelled kitchen and open plan living space.

The property is set over three floors and is open plan on the ground floor with a beautiful remodelled kitchen with a good array of eye and base level units incorporating some integrated appliances and stone worktops, this in turn flows into the living dining area with doors into the low maintenance garden, which benefits from an outside timber built home office/chalet. This floor also has a downstairs cloakroom and underfloor heating.

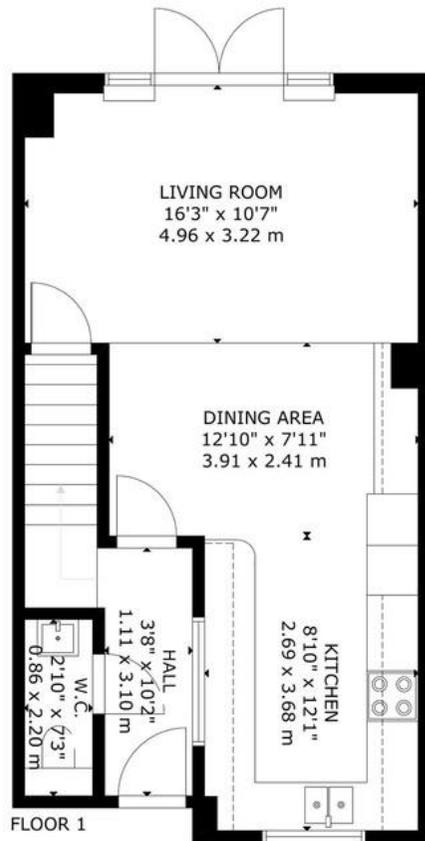
The first floor has three bedrooms two doubles and a large single, one of the bedrooms benefits from an ensuite bathroom and there is also a family bathroom on this floor as well, fitted wardrobes to the two double bedrooms, the top floor is a particular feature of the property

The top floor is a particular feature of the property and benefits from a master bedroom suite with fitted wardrobes, bathroom and extra walk in area which could become a walk in dressing room, there is underfloor heating on the ground floor and radiator gas fired central heating throughout the property along with double glazing and two allocated parking spaces.

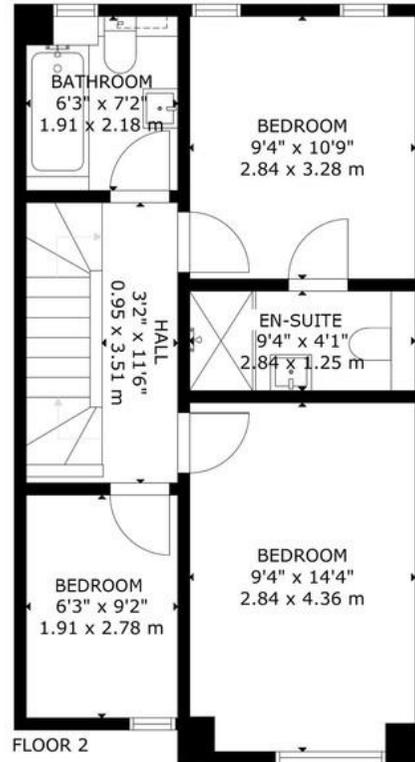




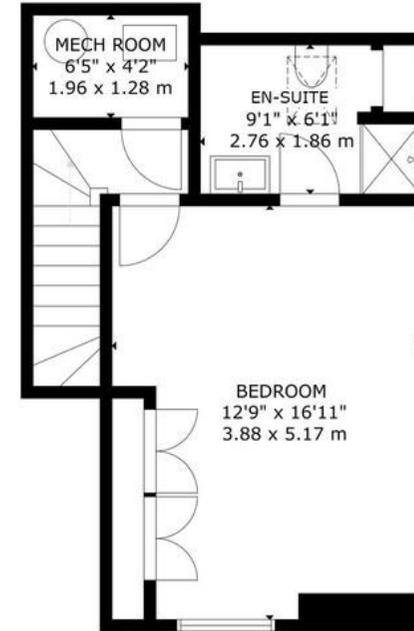




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 TOTAL: 122 m²/1,309 sq.ft
 FLOOR 1: 45 m²/481 sq.ft, FLOOR 2: 44 m²/475 sq.ft, FLOOR 3: 33 m²/353 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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