

**FOR SALE**



**Mansfield Road, Poole**  
**£375,000**

  
**MARTIN&CO**



## Mansfield Road, Poole

£375,000

- SEMI DETACHED CHARACTER HOUSE
- THREE BEDROOMS
- SPACIOUS LIVING ACCOMODATION
- LOW MAINTENANCE GARDEN
- CONVENIENT LOCATION

Charming three bedroom semi detached character property in popular location, small front garden and entrance hallway leading to a bright and spacious lounge diner which in turn leads through to the modern fitted kitchen with door to the low maintenance garden and patio. The first floor benefits from three bedrooms, a family bathroom, gas fired central heating, double glazing & is offered for sale with no forward chain.



ENTRANCE HALL

LIVING ROOM

DINING ROOM

KITCHEN

LANDING

MASTER BEDROOM

BEDROOM 2

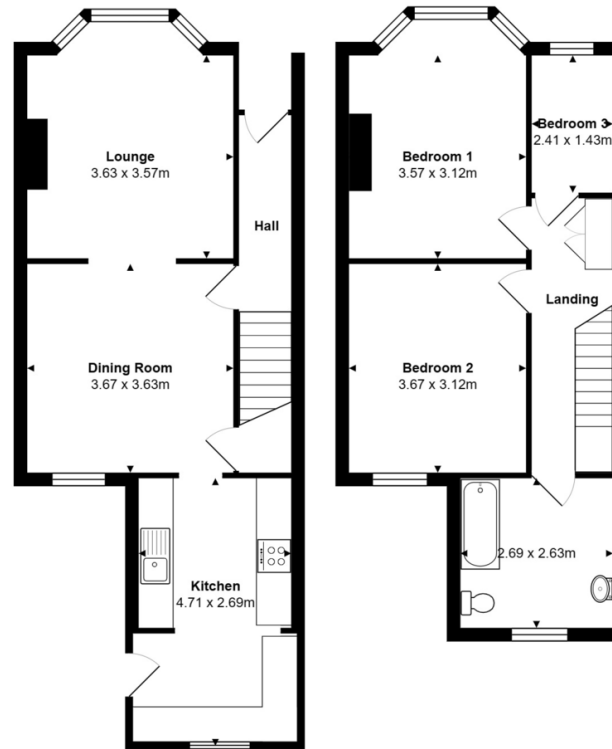
BEDROOM 3

FAMILY BATHROOM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





Total Area: 91.1 m<sup>2</sup>

All measurements are approximate and for display purposes only

## 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.