

FOR SALE



Blueberry Mews, 227 Rossmore Road, Poole
£300,000


MARTIN&CO

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£300,000

- NO FORWARD CHAIN
- 88 square metres
- council tax band 'C' = £1820pa
- close to playparks & playing fields
- local schools nearby

This great family home is offered for sale with NO FORWARD CHAIN!!! Situated next to a popular play park & playing field, this townhouse has the advantage of three double bedrooms, (one with an ensuite shower room) a enclosed, low maintenance rear garden, parking, & a very useful utility room!

ENTRANCE HALL Inset spotlights, radiator.

LIVING ROOM Built in cupboard, double glazed windows & doors opening into the fully enclosed rear garden. Radiator.

KITCHEN Inset spotlights, range of wall & base units with worktop over & tiled splashbacks. Stainless steel cooker hood, stainless steel gas hob, with oven. Integrated dishwasher, space for free standing fridge freezer.



REAR GARDEN Fully enclosed, paved patio with level lawn (currently laid to artificial grass). Gate providing access to rear, two outside lights.

UTILITY ROOM Inset spotlights, extractor fan. Opaque double-glazed window to front aspect, worktop with inset sink & worktop over. Space & plumbing for washer/dryer, toilet, radiator, wall mounted 'Gloworm' boiler.

FIRST FLOOR LANDING Two ceiling lights, radiator, airing cupboard with shelving.

BEDROOM Inset spotlights, two double glazed windows, radiator.

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FAMILY BATHROOM Inset spotlights, extractor fan. The suite includes a bath with shower attachments & tiled splashbacks, a basin with mirrored cabinet over & shaver point, toilet & heated towel rail style radiator.

SECOND FLOOR

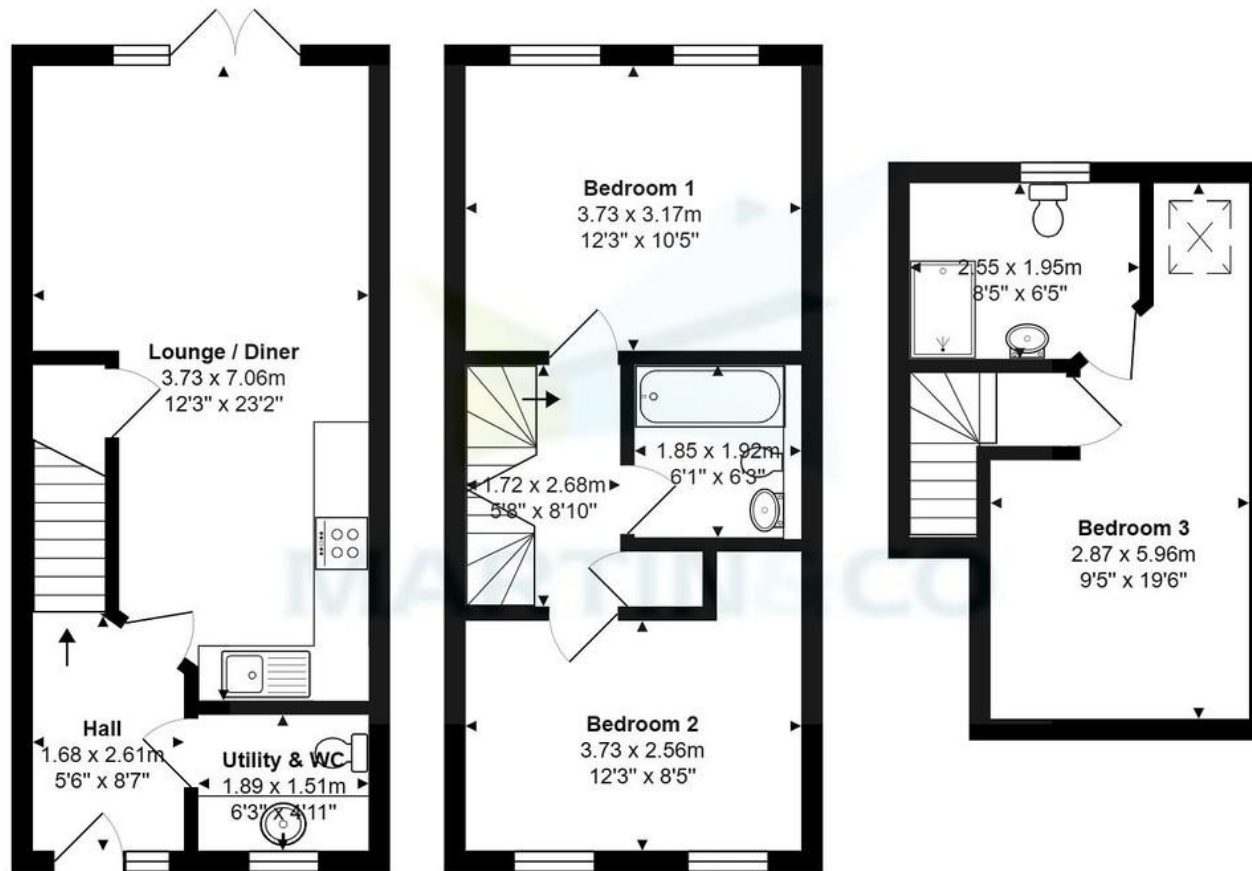
BEDROOM Ceiling light, loft hatch, three built in storage cupboards. 'Velux' style window to rear aspect with far reaching views (please be aware there are sloped ceilings in this room).

ENSUITE Inset spotlights, large, double-glazed window to rear aspect, enclosed shower cubicle, toilet & basin with tiled splashbacks. Heated towel rail style radiator, cabinet with light & shaver point over.

ALLOCATED PARKING SPACE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C	78	
(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	



Martin & Co Poole

109 Commercial Road • • Poole • BH14 0JD
 T: 01202 710171 • E: poole@martinco.com

01202 710171

<http://www.poole.martinco.com>



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