



Seldown Lane, Poole BH15 1UA

* No Forward Chain * A modern contemporary three-bedroom Town House set over three floors with a great size kitchen/breakfast room and two allocated off-road parking spaces.

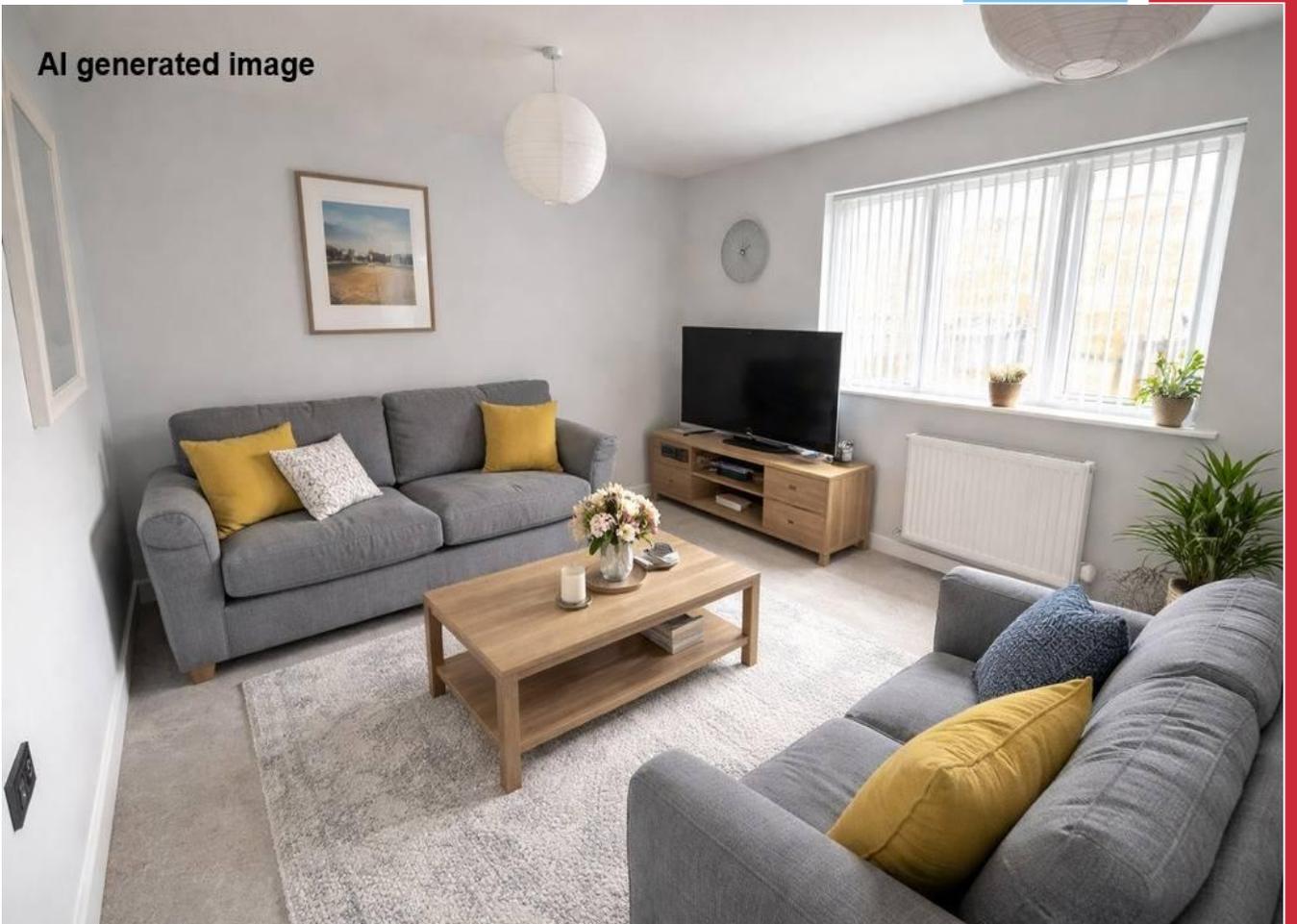
EPC: 87 Council Tax Band: E Price: £ Freehold

 **3**  **2**  **1**

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Key Features

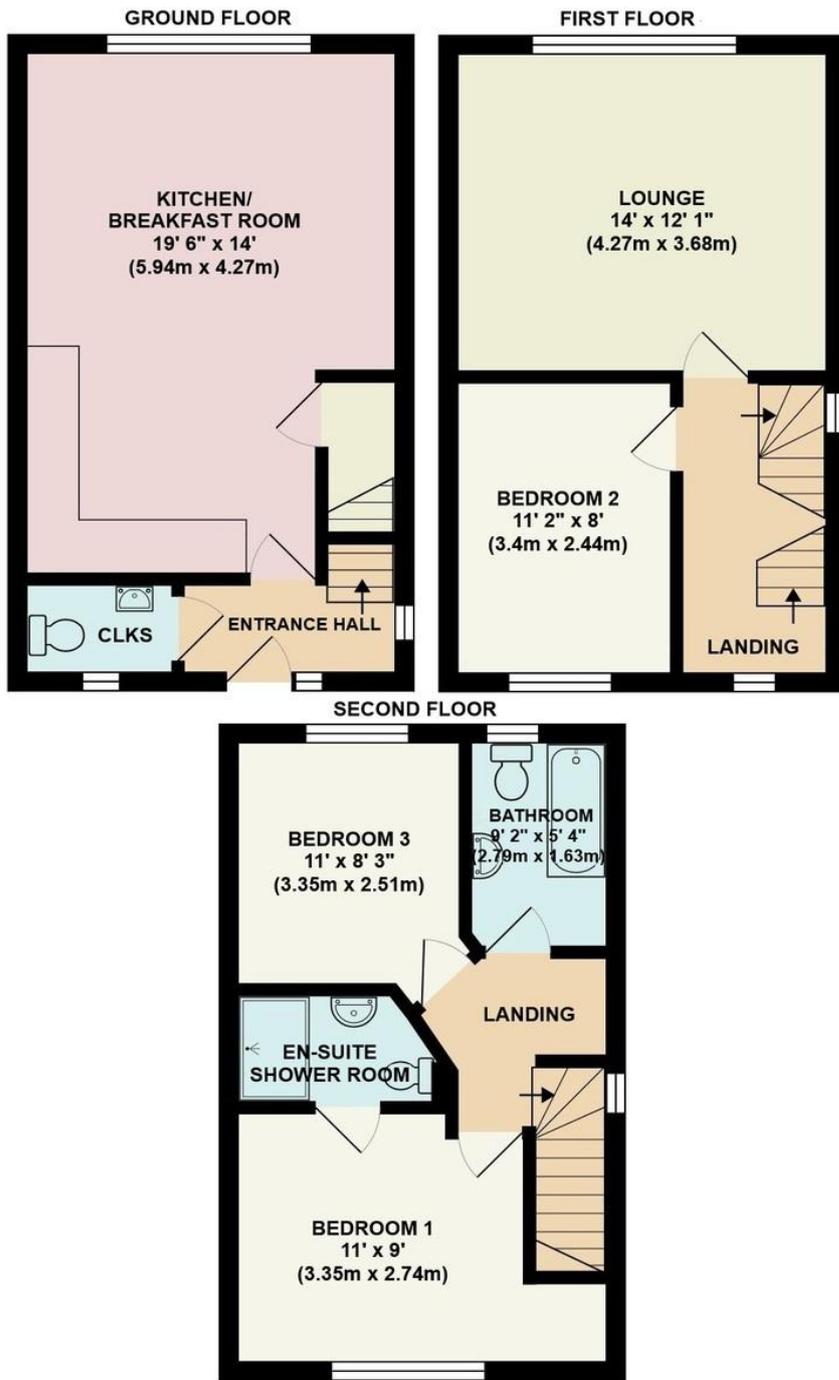
- THREE STORY SEMI-DETACHED TOWN HOUSE
- GROUND FLOOR CLOAKROOM
- GREAT SIZE KITCHEN/BREAKFAST WITH INTEGRATED APPLIANCES ROOM
- FIRST FLOOR LOUNGE
- THREE BEDROOMS WITH EN-SUITE TO THE MASTER FAMILY BATHROOM
- FAMILY BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- TWO ALLOCATED PARKING SPACES
- SUPERB CENTRAL LOCATION
- NO FORWARD CHAIN

The Property

Upon entering there is a cloakroom to the side and a door leads through to the kitchen/breakfast room, which is currently being used as a reception area. There is great space here with the kitchen area benefiting from integrated appliances, high gloss units, quartz worktops and throughout the ground floor there is Karndean flooring. There is an understairs storage cupboard and to the rear French style double glazed doors lead out on to the patio and garden. On the first floor you will find the lounge, currently being used as an extra bedroom and bedroom two. Stairs then lead up to the second floor and the accommodation here comprises the master bedroom with an en-suite shower room, bedroom three and a

generous size family bathroom. Outside the front door of this private development there are two allocated off road parking spaces and the courtyard style rear garden consists of a patio area and a section laid with artificial grass for ease of maintenance.

It is a short walk to the Lighthouse – Poole Centre of the Arts, providing live performances, film and visual art along with Poole Park, Poole town centre and the mainline railway to London Waterloo. The slipway at Baiter Park, Whitecliff Park, Poole Quay and old town Poole are also within easy reach. We feel the house would suit not only an 'owner occupier' but a buy to let or for the use as a second home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	A	
(81-91)	B	87
(69-80)	C	88
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs:		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPCAU.COM</small>		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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