

FOR SALE



Palmer Road, Poole
£145,000


MARTIN&CO

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£145,000

- IN NEED OF FULL REFURBISHMENT
- BEING SOLD WITH FREEHOLD
- two double bedrooms
- gas central heating
- double glazed

This TWO DOUBLE bedroomed property in OAKDALE is offered for sale with no forward chain. In need of FULL REFURBISHMENT, this property has great potential to be a lovely home & already benefits from gas central heating, double glazing & off road parking.



ENTRANCE HALL Central ceiling light, UPVC door to side aspect.

LIVING ROOM 11' 11" x 11' 0" (3.64m x 3.36m) Central ceiling light, double glazed window to side aspect, radiator.

KITCHEN 12' 0" x 7' 10" (3.66m x 2.39m) Central ceiling light, double glazed window to side aspect. Wall & base units with worktop over, space for gas cooker. Space & plumbing for dishwasher & washing machine. Tiled splashbacks, wall mounted 'Worcester' boiler.

BEDROOM ONE 13' 5" x 11' 0" (4.11m x 3.37m) Central ceiling light, double glazed bay window to front aspect, additional double-glazed window to side aspect. Built in cupboard with shelving.

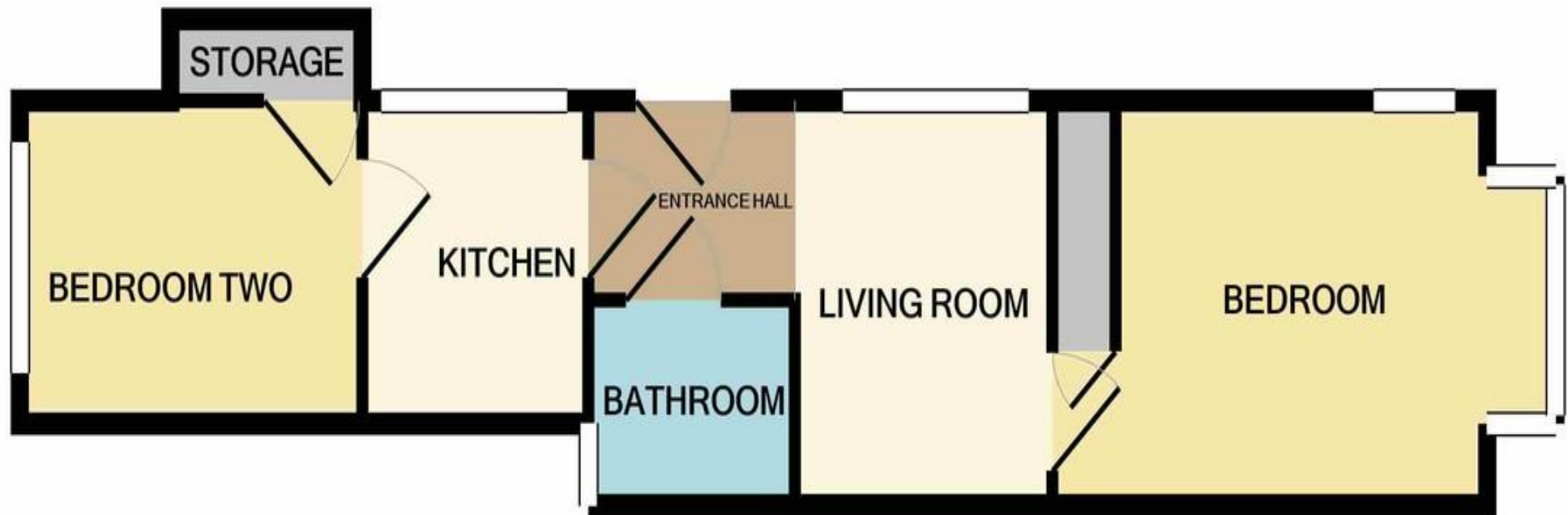
BEDROOM TWO 13' 5" x 10' 4" (4.10m x 3.17m) Central ceiling light, double glazed window to rear aspect. Radiator. Adjacent storage area.

BATHROOM Central ceiling light, double glazed opaque window to rear aspect, 'Mira' electric shower, toilet & basin. Tiled splashbacks.

REAR PATIO Gate leading to enclosed patio area laid to concrete. Brick built garage & workshop (not currently in use).

PARKING for numerous vehicles on the driveway.





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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

