



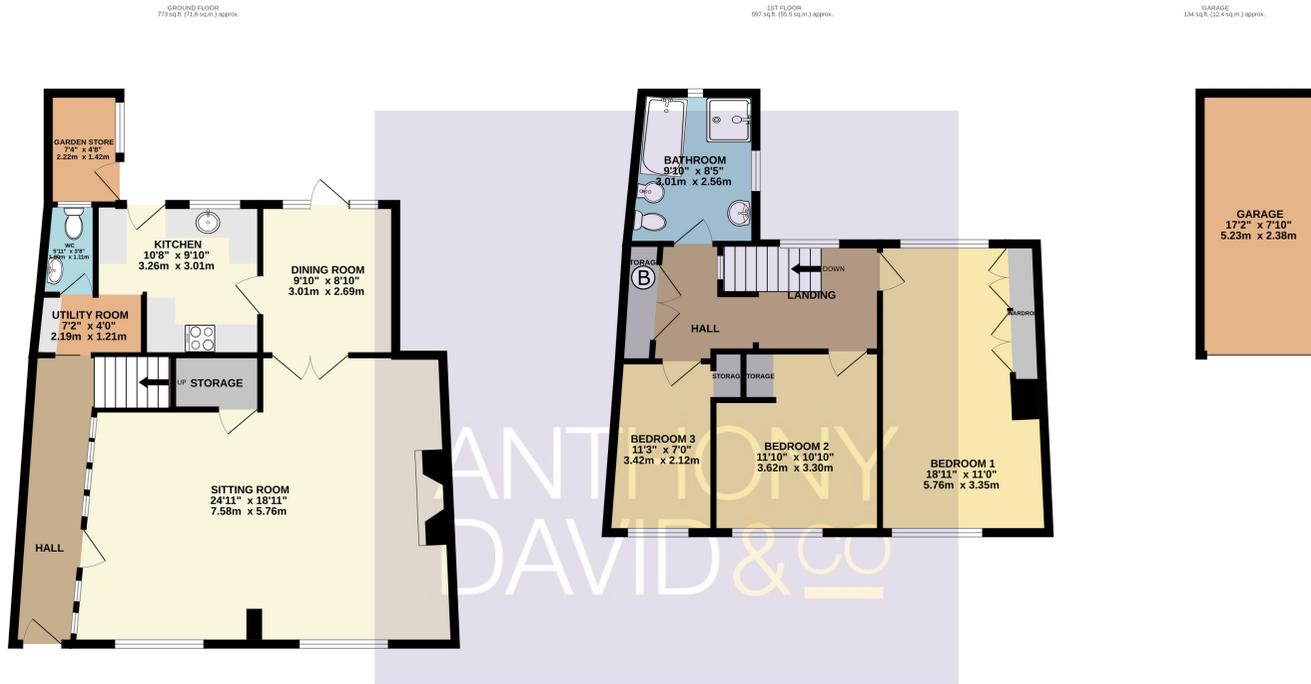
10 Church Street, The Old Town, Poole, Dorset BH15 1JP

£579,950 Freehold

**\*\* NO FORWARD CHAIN \*\*** A gorgeous three double bedroom terraced cottage situated in this rarely available street in Old Town Poole a level walk away from the historic Poole Quay with its stunning views over the harbour and the town centre with its array of shopping facilities and central transport links. This Grade II listed building is believed to have been built in the late 1600's as two separate dwellings. Whilst many modifications have been made by the current owner over the years the history still remains proudly within the house. The accommodation on offer comprises: sitting room, kitchen, dining room, downstairs cloakroom, utility room and family bathroom. Externally there is a charming paved Westerly aspect walled garden and a short stroll to a garage in block. Further features of this 'one of a kind home' include: working open fire, stable door between kitchen and diner, several exposed wooden beams and pillars. NB; there is no gas in the property and all measurements are approximate due to irregular shaped rooms.

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TOTAL FLOOR AREA : 1504 sq.ft. (139.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Entrance Hall Doors to

Sitting Room 24' 11" x 18' 11" (7.59m x 5.77m)

Kitchen 10' 8" x 9' 10" (3.25m x 3.00m)

Dining Room 8' 10" x 9' 10" (2.69m x 3.00m)

Utility Room 7' 2" x 4' 0" (2.18m x 1.22m)

Landing Doors to

Bedroom One 18' 11" x 11' 0" (5.77m x 3.35m)

Bedroom Two 11' 10" x 10' 10" (3.61m x 3.30m)

Bedroom Three 11' 3" x 7' 0" (3.43m x 2.13m)

Bathroom 9' 10" x 8' 5" (3.00m x 2.57m)

Garage 17' 2" x 7' 10" (5.23m x 2.39m)

Garden Store 7' 3" x 4' 8" (2.21m x 1.42m)

Garden Westerly aspect

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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>		29	80
		EU Directive 2002/91/EC	

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.