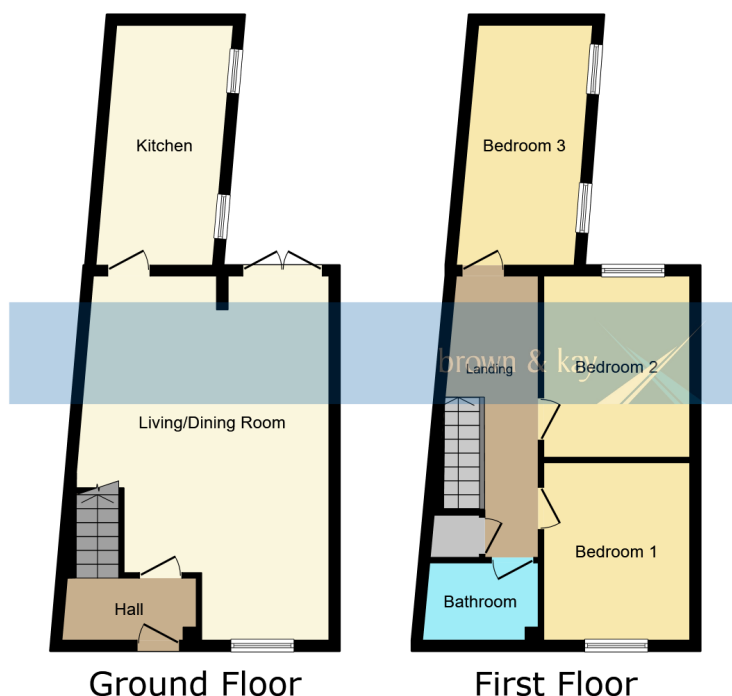




4 WEST QUAY MEWS 12 WEST QUAY ROAD, POOLE, DORSET BH15 1JD

Offers in Excess of £282,500

- NO FORWARD CHAIN
- IN NEED OF MODERNISATION
- REAR GARDEN
- GRADE II LISTED
- TWO OFF ROAD PARKING SPACES
- SHORT WALK TO POOLE QUAY
- THREE BEDROOM TERRACED HOME



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Brown and Kay are delighted to market this three bedroom character home in the sought after location of Poole Quay, offering a private rear garden, two allocated off road parking spaces and three bedrooms this home must be viewed to fully appreciate its potential!

ENTRANCE HALL

Stairs to first floor, door into living area.

LOUNGE/DINER

17' 05" x 15' 03" (5.31m x 4.65m) Dual aspect, window to front aspect and wooden patio doors out to rear.

KITCHEN

11' 04" x 5' 07" (3.45m x 1.70m) Mix of base and wall units with work surfaces over, windows to side aspect. Space for washing machine, under counter fridge/freezer and oven.

BEDROOM ONE

9' 06" x 8' 08" (2.90m x 2.64m) Window to front aspect.

BEDROOM TWO

8' 09" x 7' 05" (2.67m x 2.26m) Window to rear aspect.

BEDROOM THREE

11' 03" x 5' 03" (3.43m x 1.60m) windows to side aspect.

FAMILY BATHROOM

Wash hand basin, bath with electric shower over, w.c.

COUNCIL TAX - BAND D

GRADE II LISTED

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.