



4 Lacey Crescent, Poole, Dorset BH15 3NZ

£375,000 Freehold

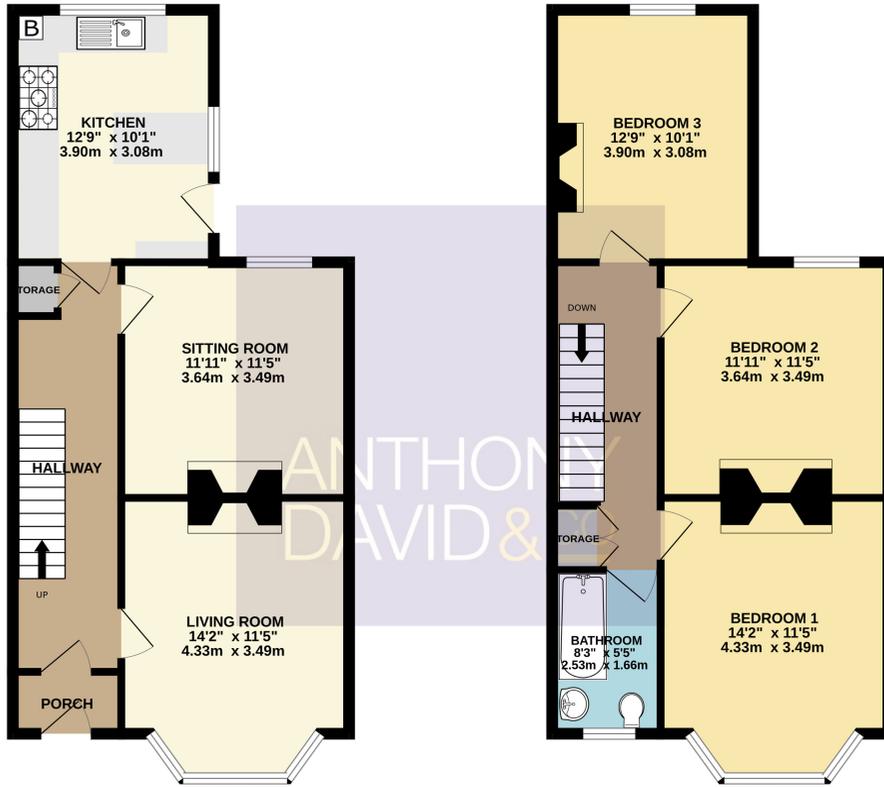
A superb three double bedroom semi detached house situated on the fringes of Oakdale and Parkstone within close proximity of local shops, park and central bus routes. The property presents an ideal family home and viewing is essential to not only appreciate its convenient location but also the 1050 sq ft of accommodation, which comprises: living room, modern kitchen, sitting room and bathroom. Externally there is a charming rear garden with sun patio and lawned area. To the front the driveway provides ample off road parking. Further features include: ornamental feature fireplaces, breakfast bar, 'Range' cooker and some integrated appliances to kitchen, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Road Infants and Juniors, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary.

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ANTHONY  
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GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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

Living Room 14' 2" x 11' 5" (4.32m x 3.48m)

Kitchen 12' 9" x 10' 1" (3.89m x 3.07m)

Sitting Room 11' 11" x 11' 5" (3.63m x 3.48m)

Landing Doors to

Bedroom One 14' 2" x 11' 5" (4.32m x 3.48m)

Bedroom Two 11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom Three 12' 9" x 10' 1" (3.89m x 3.07m)

Bathroom 8' 3" x 5' 5" (2.51m x 1.65m)

Garden Enclosed

Driveway Off road parking

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property details contained herein do not form part of 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.