



176 Russell Gardens, Turlin Moor, Poole, Dorset BH16 5DL

£250,000 Freehold

**** PERFECT PROJECT ** NO FORWARD CHAIN **** A three bedroom mid terraced house situated in this cul-de-sac location Turlin Moor within close proximity to shops, park and amenities. Lychett Bay and Hamworthy with its range of shopping facilities, transport links and beach are also a short distance away. The property is in need of modernisation and internal viewing is advised to appreciate its full potential. The accommodation on offer comprises lounge, dining area, kitchen and shower room. Externally the property boasts a facing low maintenance garden with rear access to a garage. Further features of this DIY DELIGHT include: feature fireplace to lounge, large storage area, fitted wardrobes to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Bayside Academy, Hamworthy Park Juniors and Carter Community.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



Lounge 15' 3" x 14' 11" (4.65m x 4.55m)

Dining Area 7' 9" x 7' 4" (2.36m x 2.24m)

Kitchen 10' 5" x 7' 2" (3.17m x 2.18m)

Landing Doors to

Bedroom One 17' 10" x 8' 11" (5.44m x 2.72m)

Bedroom Two 11' 0" x 6' 5" (3.35m x 1.96m)

Bedroom Three 8' 11" x 7' 10" (2.72m x 2.39m)

Shower Room 8' 0" x 5' 2" (2.44m x 1.57m)

Garden Low maintenance

Garage To the rear

Council Tax Band B

TOTAL FLOOR AREA : 768 sq.ft. (71.3 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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