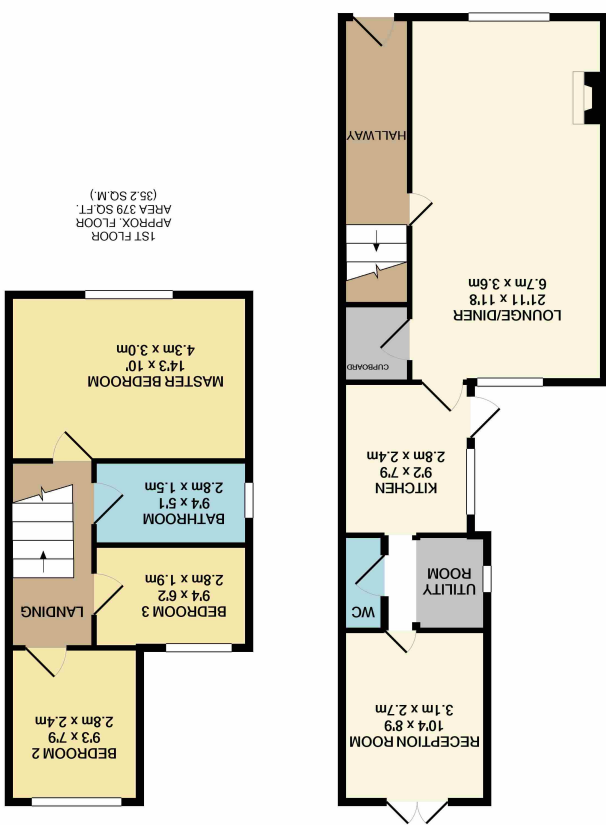


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate. Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

GROUND FLOOR
APPROX. FLOOR AREA 546 SQ. FT. (50.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 924 SQ. FT. (85.8 SQ.M.)
1ST FLOOR
APPROX. FLOOR AREA 378 SQ. FT. (35.2 SQ.M.)
What every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and 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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FLOOR PLAN



3 Cromwell Road Poole, BH12 2NW, Offers Over £300,000

AREA

Parkstone is a major suburb of Poole with a diverse range of shops, bars and restaurants. Main transport links to Bournemouth and Poole town centres are close to hand, with easy access to the 5 star beaches of Alum Chine, Sandbanks and surrounding areas.

ABOUT THIS PROPERTY

An ideal family home situated in a popular and convenient location close to shops and regular transport links on the main Ashley Road, Parkstone.

This super three bedroom, two reception room semi-detached house is modern throughout with 21' lounge/diner and further reception with French doors to the rear garden, which is a good size with mature plants and shrubs. Also on the ground floor is a modern kitchen with adjoining utility, plus a separate WC.

On the first floor are two double bedrooms and a single serviced by a modern family bathroom. The property has the benefit of a loft space, via loft ladder, which is fully boarded, with power and a velux window making it an ideal home office space. There is a driveway to the side of the house providing off road parking with a small front garden.

Currently the property is being rented, so would make an ideal investment or family home.



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MAIN FEATURES

- Modern Throughout
- Second Lounge Area With Patio Doors Out To South Facing Garden
- Large Master Bedroom
- Gas Central Heating
- Off Road Parking
- Superb Three Bedroom Semi-Detached House
- Family Bathroom & Additional W/C

Tenure

Tenure: Freehold

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only.

Looking to sell? Call Lovett Estate Agents to arrange your complimentary valuation.

£300,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 to 100	A		
81 to 91	B		
69 to 80	C		
55 to 68	D		
39 to 54	E		
21 to 38	F		
1 to 20	G		
Not energy efficient - higher running costs			
		55	76

England, Wales & N.Ireland EU Directive 2002/91/EC

