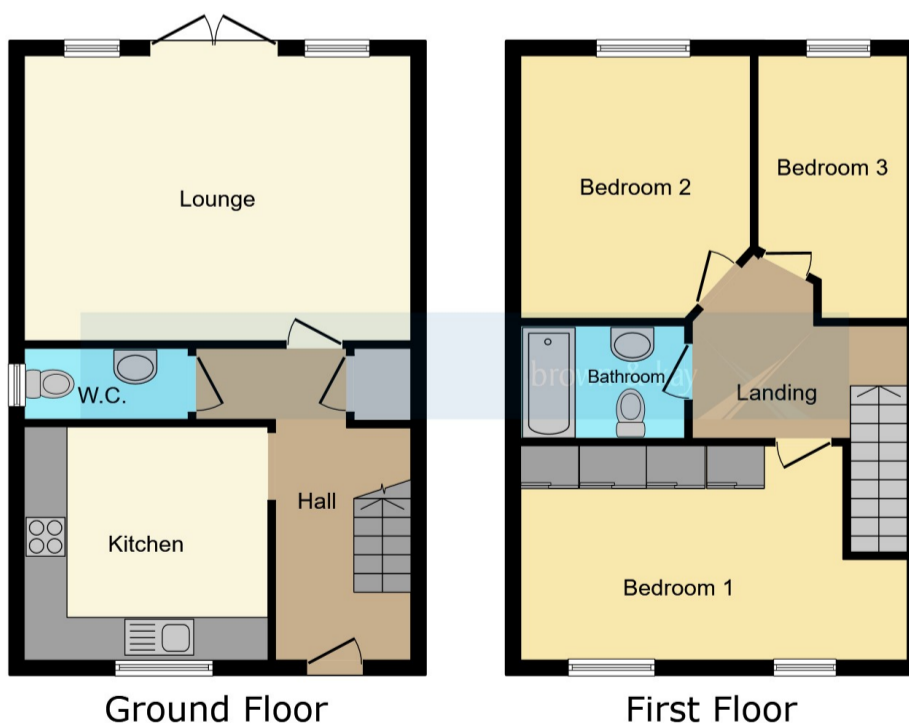




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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



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## 1 Blandford Close, Poole, Dorset BH15 4FG

£350,000

### The Property

Brown and Kay are delighted to market this well presented three bedroom end of terrace house situated in a lovely position just moments from Poole Harbour and a public slipway. The home affords generous and well proportioned accommodation to include a rear facing living room, modern kitchen, downstairs cloakroom, three good size bedrooms and a family bathroom. A particular feature of the home is the pleasant rear garden, and with ample off road parking to the front, this really is a must see home.

The home occupies a lovely position in this sought after road just a short distance from the public slipway, Hamworthy Park and beach. Local shopping amenities are also closeby as are bus services which operate to surrounding areas including historic Poole Quay with its pretty water front and many eateries. The larger town centre of Poole is also within comfortable reach and offers a wide and varied range of shopping facilities together with the main bus station and train station with rail links to London Waterloo.

### ENTRANCE HALL

Access to primary rooms, stairs leading to first floor, storage cupboard.

### KITCHEN

10' 0" x 8' 6" (3.05m x 2.59m) Mix of base and wall units with complementary work surfaces over, a range of integrated appliances. Gas hob with extractor above, double glazed window to front aspect.

### LIVING ROOM

16' 0" x 14' 11" (4.88m x 4.55m) Double glazed patio doors to rear aspect.

### CLOAKROOM

Double glazed window to side aspect, w.c, wash hand basin, radiator.

### BEDROOM ONE

14' 11" x 10' 10" (4.55m x 3.30m) Double glazed windows to front aspect, fitted wardrobes.

### BEDROOM TWO

13' 03" x 8' 0" (4.04m x 2.44m) Double glazed window to rear aspect.

### BATHROOM

### BEDROOM THREE

10' 11" x 6' 07" (3.33m x 2.01m) Double glazed window to rear aspect.

### REAR GARDEN

Good size garden mainly laid to lawn with decking for al fresco dining.

### DRIVEWAY

Parking for multiple vehicles. , side gate access to rear garden.

### COUNCIL TAX - BAND D