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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	60	80
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	60	
E		
(21-38)		
F		
(1-20)		
G		
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](http://www.Propertybox.io)

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79 Sterte Road, Poole, Dorset BH15 2AB

£320,000

**The Property**  
Brown and Kay are delighted to market this well presented, family home which is situated in a sought-after location conveniently positioned within close proximity to an abundance of amenities to include Poole Train station with direct links to Waterloo! The home is filled with many original character features such as the doors, architraves, high skirtings and archways whilst the current owners have tastefully updated the home to include a recently installed combination boiler and new facias and soffits! The generous accommodation throughout with benefits to include a large living/dining room with feature bay window, a further reception room, modern fitted kitchen and utility room, three double bedrooms and large family bathroom. Furthermore, there is a south facing courtyard mainly laid to patio for low maintenance al-fresco dining and driveway providing off road parking for two vehicles.

The property occupies a most convenient location for access in to Poole town centre which offers a comprehensive range of shopping facilities together with the main bus depot and main line rail station with links to London Waterloo. Historic Poole Quay with its pretty water front and many eateries is also close by as is the famous Sandbanks with its glorious sandy beaches, a hotspot for water sport enthusiasts.

- DRIVEWAY**  
Laid to hardstanding providing off road parking for two vehicles.
- ENTRANCE PORCH**
- LIVING ROOM**  
11' 8" x 11' 8" (3.56m x 3.56m) Double glazed feature bay window to front aspect, electric fire.
- DINING ROOM**  
11' 3" x 9' 6" (3.43m x 2.90m) Double glazed window to rear aspect.
- SITTING ROOM**  
11' 0" x 10' 8" (3.35m x 3.25m) Double glazed window to side aspect, feature fireplace.
- KITCHEN**  
10' 8" x 7' 5" (3.25m x 2.26m) Dual aspect double glazed windows to side and rear aspect, mix of base and wall units with complementary work surfaces over, a range of integrated appliances to include oven, electric hob and dishwasher, space for washing machine.
- REAR PORCH**  
Space for fridge freezer, further cupboard and work surface, door to garden.
- BEDROOM ONE**  
15' 4" x 11' 8" (4.67m x 3.56m) Double glazed windows to front aspect, large fitted wardrobes.
- BEDROOM TWO**  
11' 3" x 9' 8" (3.35m x 3.25m) Double glazed window to rear aspect, feature fireplace.

- BATHROOM**  
Frosted double glazed window to side aspect, w.c, wash hand basin, bath with thermostatic shower over.
- BEDROOM THREE**  
11' 0" x 10' 8" (3.43m x 2.95m) Double glazed window to rear aspect.
- REAR GARDEN**  
South facing with a mix of hardstanding and decking, side access to front of the home.
- COUNCIL TAX - BAND C**