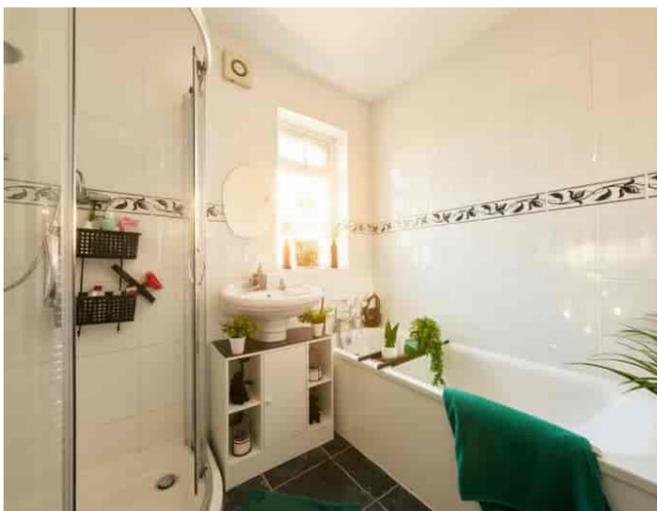




45 Stanley Road, Poole, Dorset BH15 1QX
£305,000

brown & kay



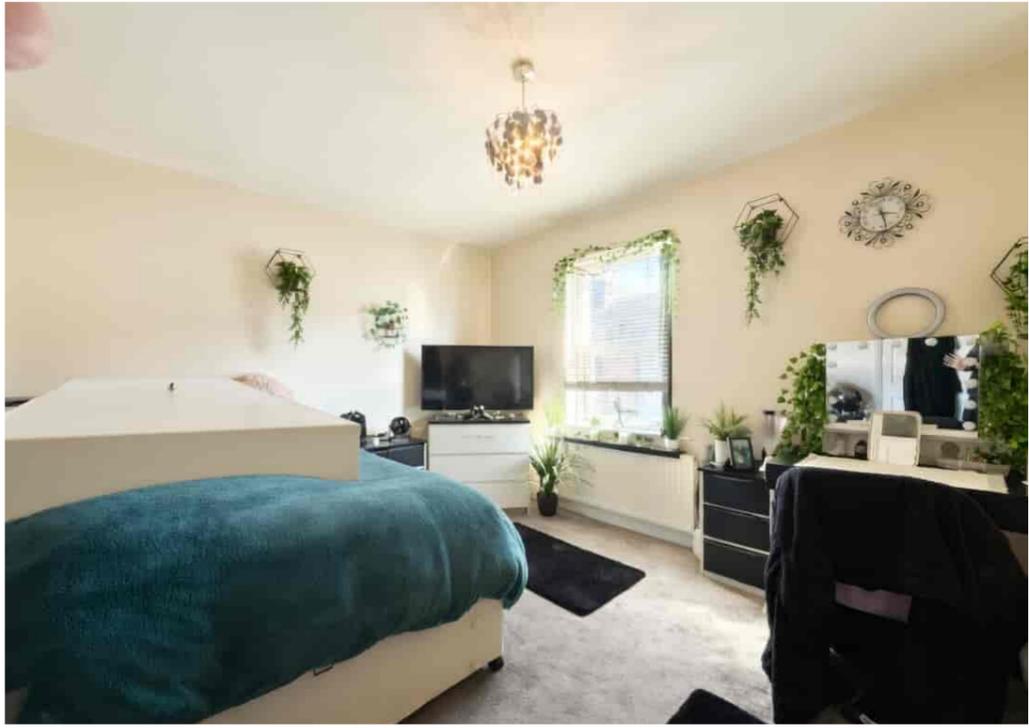
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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



THE PROPERTY

Brown and Kay are delighted to market this well presented two bedroom terrace house located within minutes of Poole Quay. This lovely home boasts well presented accommodation and in brief comprises a 23' living/dining room, a well fitted kitchen with door to the rear garden, two double bedrooms, a bathroom with separate shower cubicle, and a separate w.c. The rear is laid for ease of maintenance with hardstanding which provides vehicular car parking/boat space. The home is offered for sale with no forward chain and an internal viewing is highly recommended.

The property occupies a super position moments from historic Poole Quay with its pretty waterfront and many eateries to sit back and enjoy the impressive views towards Brownsea Island. Also within walking distance is the main town centre which offers a wide and varied range of shopping facilities alongside the bus depot with services operating to surrounding areas, plus main line train station with links to London Waterloo. With leisure in mind, you can enjoy the miles upon miles of golden sandy beaches which stretch from the famous Sandbanks through to Bournemouth and beyond.

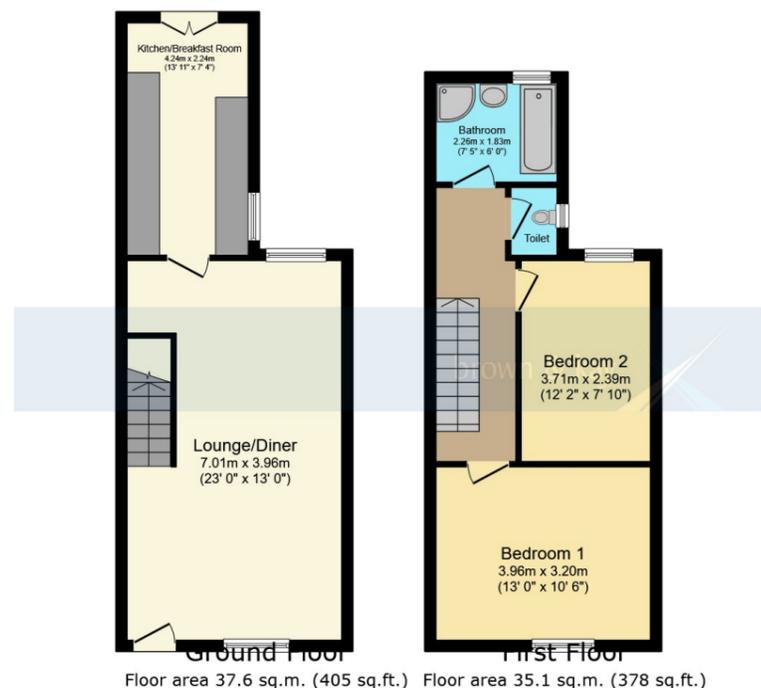
MATERIAL INFORMATION

- Tenure - Freehold
- Parking - Rear Access Parking
- Utilities - Mains Gas, Electricity and Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band C
- EPC Rating - C

KEY FEATURES

- NO FORWARD CHAIN
- MOMENTS TO POOLE QUAY AND TOWN CENTRE
- GENEROUS LIVING/DINING ROOM
- WELL FITTED KITCHEN WITH ACCESS TO OUTSIDE
- BATHROOM WITH SHOWER CUBICLE
- SEPARATE W.C.
- TWO BEDROOMS
- REAR ACCESS PROVIDING PARKING
- WELL PRESENTED HOME
- TENURE - FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		86
B	(81-91)		
C	(69-80)	71	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor area 37.6 sq.m. (405 sq.ft.) Floor area 35.1 sq.m. (378 sq.ft.)

Total floor area: 72.7 sq.m. (782 sq.ft.)

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