



Rowe Gardens, Branksome, Poole, BH12 1QU

Asking Price

£345,000

- Three Bedrooms
- Immaculate Presentation
- Off-Road Parking
- Recently Fitted Boiler
- Gas Central Heating
- End Of Terrace House
- Westerly Facing Rear Garden
- Quiet Cul De Sac Location
- UPVC Double Glazing
- Viewings Recommended!

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THREE BEDROOM END OF TERRACE HOUSE / WESTERLY FACING REAR GARDEN / OFF-ROAD PARKING / QUIET CUL DE SAC LOCATION >>> Greys Estate Agents are delighted to offer for sale this beautifully presented three bedroom end of terrace house situated in Rowe Gardens, a modern development in Branksome, Poole. The property comprises; Three bedrooms, with en suite to the main, lounge/diner, modern kitchen, family bathroom and downstairs cloakroom. Further benefits include a private enclosed rear garden with side and rear access, ample off-road parking, recently fitted boiler, UPVC double glazing and gas central heating. Please note there is a small service charge payable in this development. For more information, or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: D



Lounge/Diner
(5.30m x 4.45m)

Kitchen
(3.60m x 2.30m)

Cloakroom
(2.20m x 1.00m)

Bedroom One
(3.50m x 3.40m) Max

En suite
(2.35m x 1.00m)

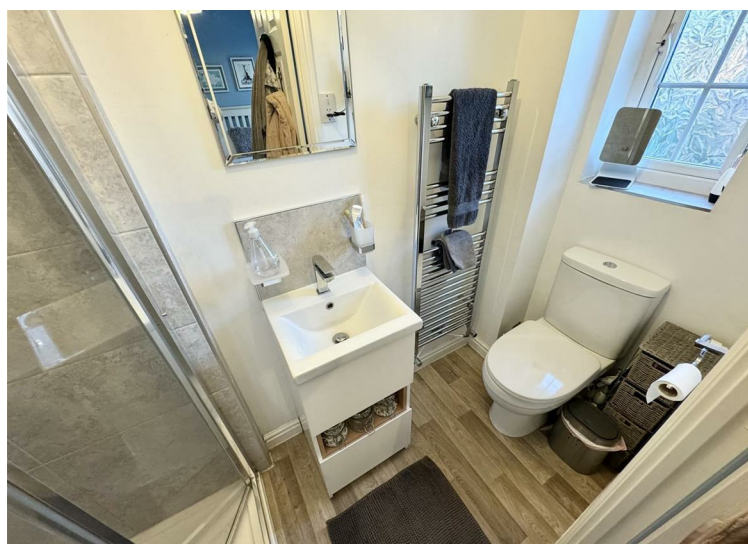
Bedroom Two
(3.65m x 2.50m)

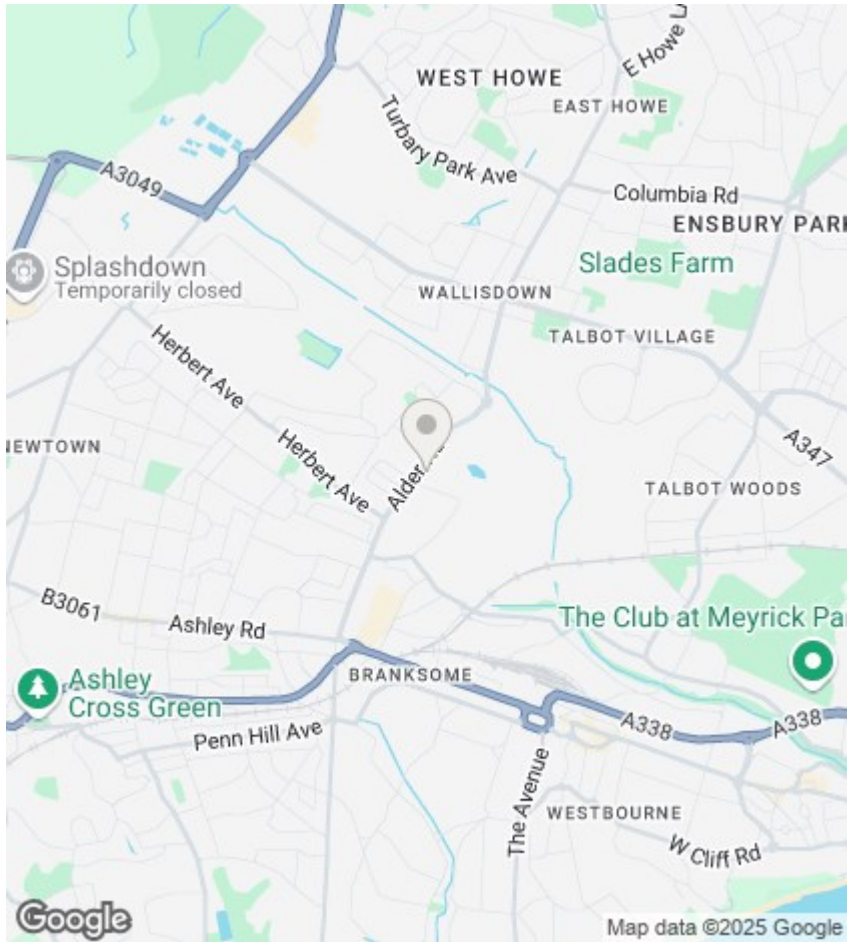
Bedroom Three
(2.90m x 1.90m)

Bathroom
(2.45m x 1.50m)

Agents Note

Please note there is a service charge payable of sixty three pounds per month, or approximately £750 per annum, for general maintenance of the communal grounds.





Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

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