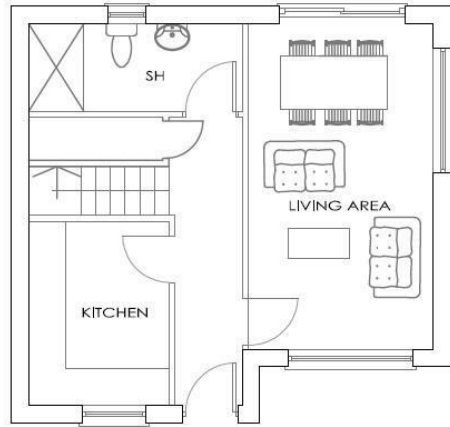




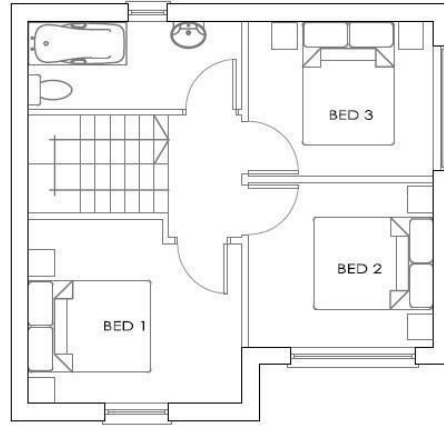
## 24b Cavan Crescent, Poole, Dorset, BH17 7EY

Asking Price £340,000

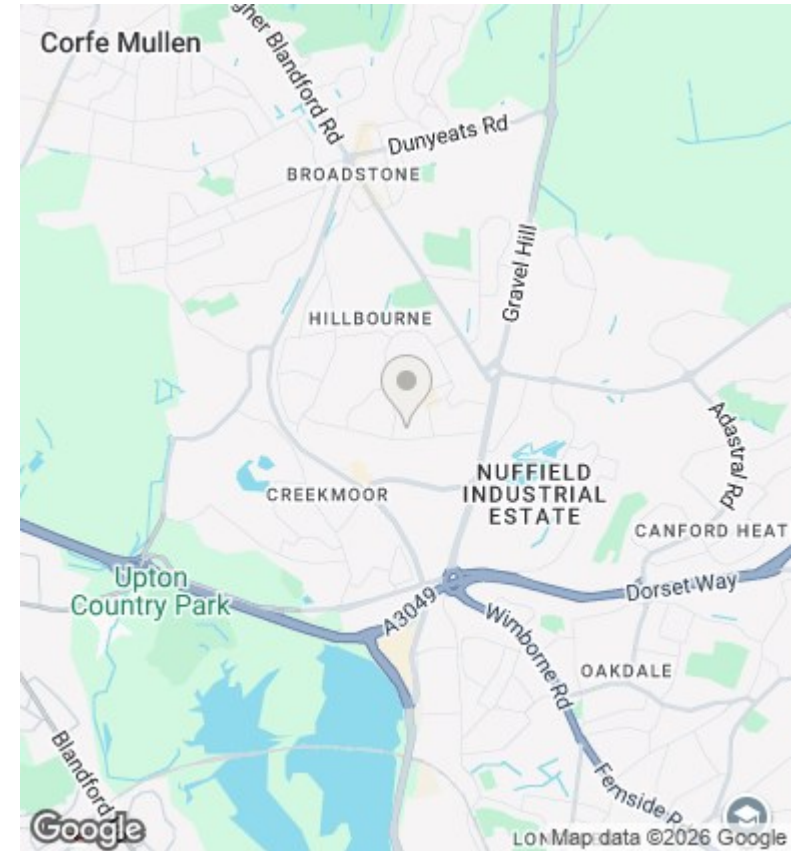
- Three Bedrooms
- Ample Driveway
- Low Maintenance Rear Garden
- No Forward Chain
- Detached House
- Two Bath/Shower Rooms
- Close To Amenities & Bus Routes
- Constructed In 2017
- Immaculately Presented
- Ideal Family Home



GROUND FLOOR PLAN



FIRST FLOOR PLAN



## Directions

Built 2017.

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## Council Tax Band

D

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	