



Flat 10, 32 Carters Avenue, Poole, BH15 4JU

Asking Price **£190,000**

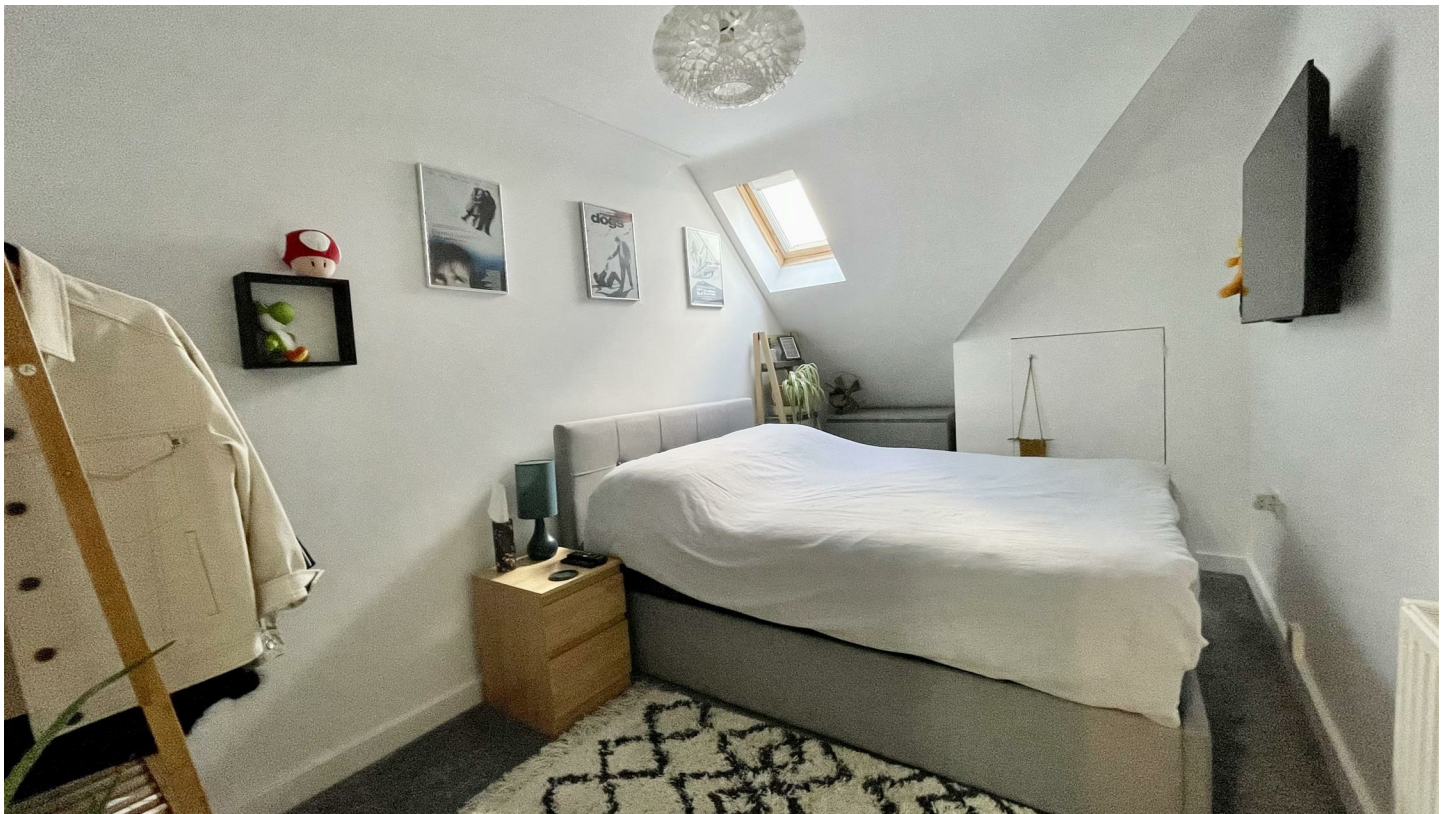
- Two Double Bedrooms
- Residents Parking
- Good Room Sizes
- Gas Central Heating
- Popular Location
- Loft Style Apartment
- Well Presented Throughout
- Close to Train Links
- UPVC Double Glazing
- Ideal FTB/BTL

# 32 Carters Avenue, Poole BH15 4JU

Beautifully presented, quirky loft style apartment benefitting from two double bedrooms, residents parking and a position close to train links & Poole town centre.



Council Tax Band: B

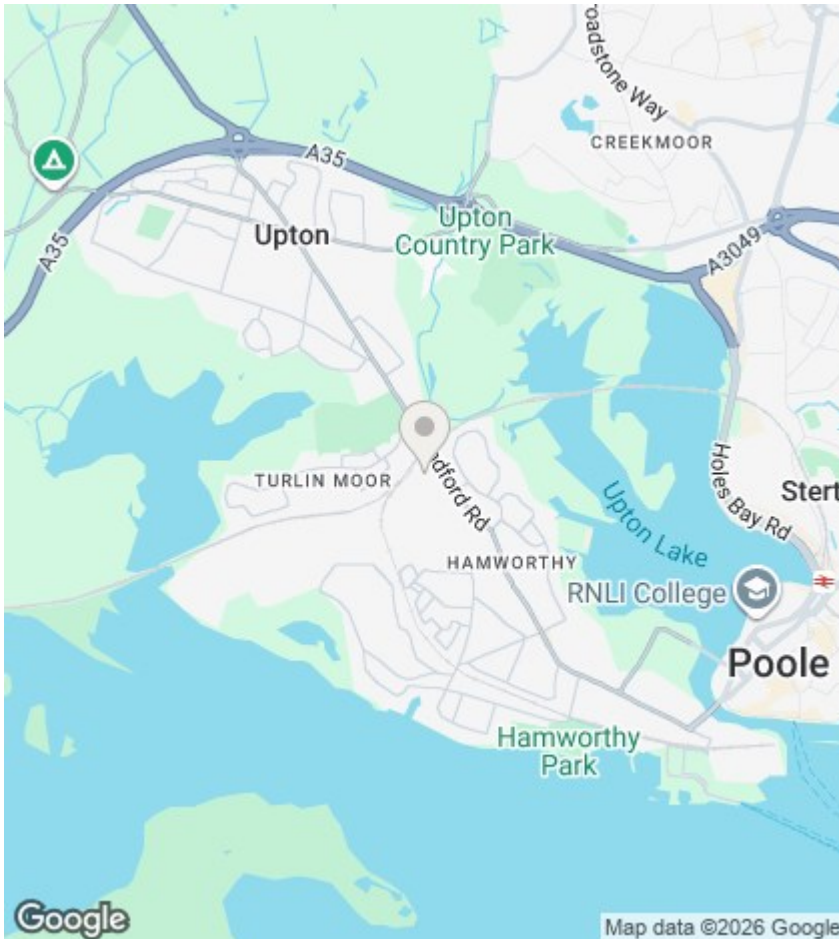


### Hoopers, Carters Avenue

The property has been updated throughout and briefly comprises two double bedrooms, open plan kitchen/living space and bathroom.

We feel this property would make an ideal first time purchase or buy to let investment and further benefits include storage in the eaves space, gas central heating, UPVC double glazing, a residents only car park and a popular position close to train links.

Viewings come highly recommended to appreciate the space and quiriness on offer. To arrange, or for further information, please call our Upton office.



## 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

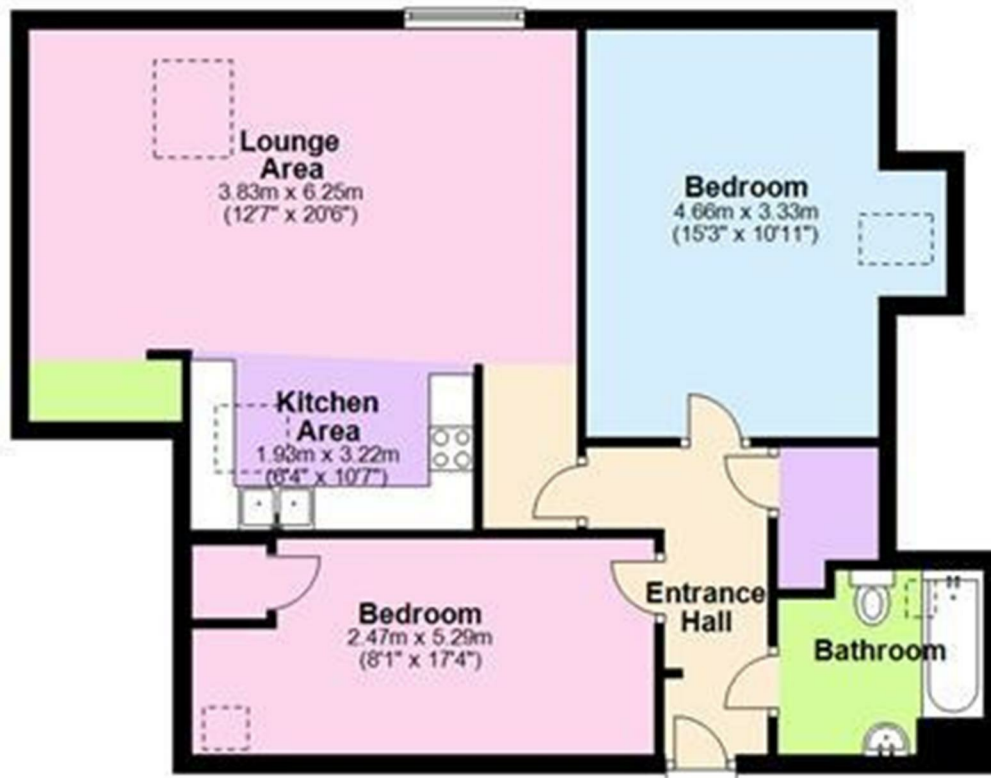
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	81
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Top Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find