



HEARNES

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**Trinidad Crescent, Poole
Dorset, BH12 3NW**

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Freehold Price Guide Price £280,000

A superbly modernised and spacious 3 double bedroom end of terrace house with a 60ft x 25ft rear garden, gas heating via radiators and double glazing. This ideal first home has been lovingly refurbished to include a new kitchen, new bathroom, new downstairs cloakroom, re-plastered and re-decorated and a beautifully landscaped rear garden. Ideally located within ½ a mile of the shops in Ringwood Road and ½ a mile to the Bourne Valley Nature Reserve.

- A generous and well-presented 3 double bedroom end of terrace house
- 60ft x 25ft rear garden with a fantastic firepit and seating area, there's also a useful timber shed.
- Well-equipped modern kitchen/dining room with ample worktop space, storage cupboards and integrated appliances comprising a dishwasher, washing machine, oven, electric hob and microwave
- All carpets, and blinds included in the sale
- Off-road parking for multiple vehicles
- Gas central heating and double glazing



Trinidad Crescent is situated within a mile of Knighton Heath Golf Club and five miles from Poole Town Centre & Poole Quay, with bars, cafes, restaurants and a wide range of shops. More local shops are available on Ashley Road, including a large Waitrose store. Trinidad Crescent is within 1/2 a mile of the beautiful Bourne Valley Nature Reserve which is ideal for family recreation such as dog walks, fishing, children's play area and a skate park.

COUNCIL TAX BAND: C

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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