



**Cavan Crescent, Poole
Dorset, BH17 7EY**

Cavan Crescent, Poole, Dorset, BH17 7EY

Freehold Price £275,000

A spacious 3 double bedroom semi-detached house with a rear garden measuring approximately 45ft x 20ft and parking for 2/3 cars. The property has been refurbished in the past 2 years and benefits from a new kitchen, bathroom and ground floor shower room, re-wiring, new flooring and carpets throughout and a landscaped garden. Added advantages also include gas heating via radiators and double glazing.

- 3 double bedroom refurbished semi-detached house
- Refitted kitchen/dining room with attractive cream units and complimentary worktops including an integrated dishwasher, washing machine, fridge/freezer, Neff oven, gas hob and hood
- Master bedroom including partly fitted wardrobes (wardrobe doors and runners are all included just not fitted)
- 45ft x 20ft rear garden with a decked area, patio, brick built shed and access to front
- New family bathroom with white suite, shower attachment and heated towel rail
- Additional refitted ground floor shower room
- Gas heating via radiators and double glazing
- All carpets and blinds included in the sale

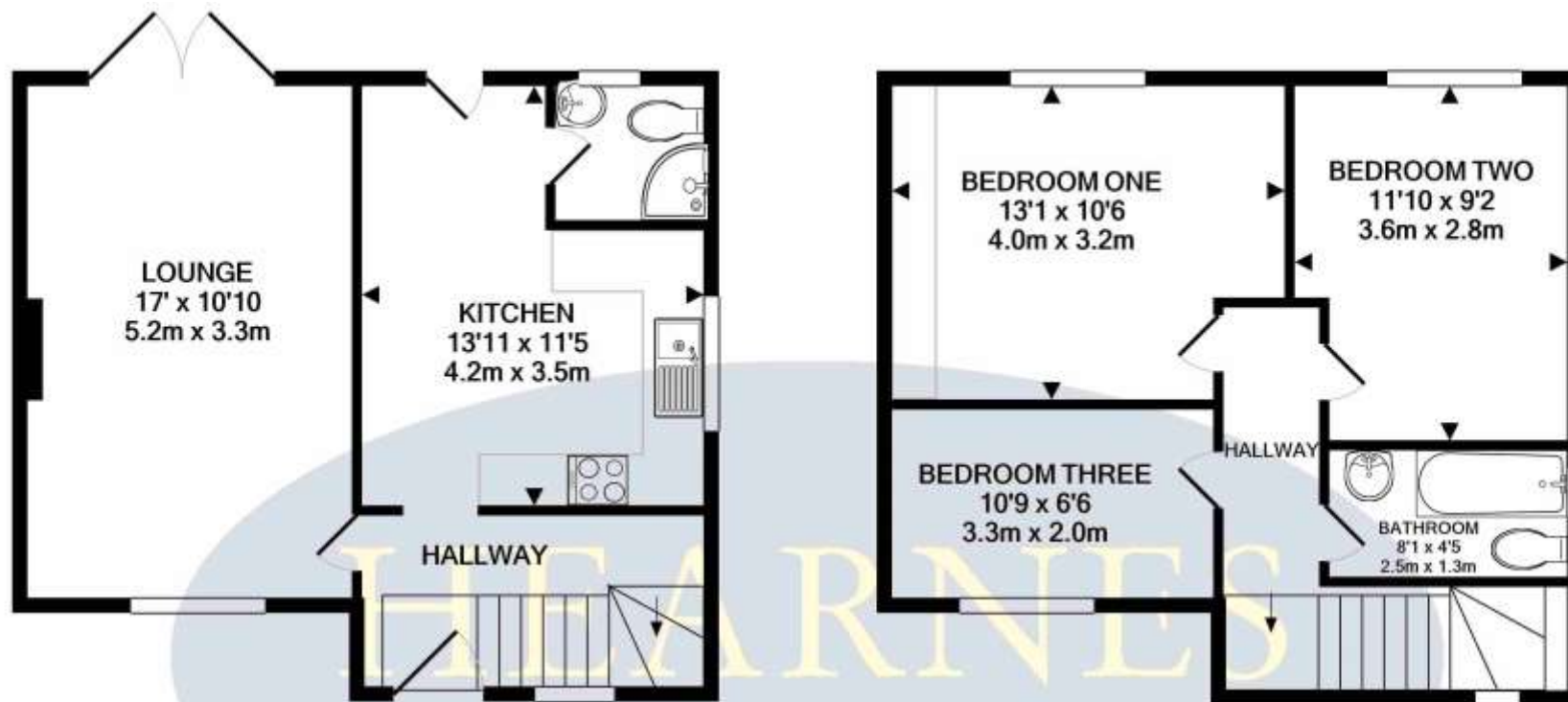
The property is set in a lovely crescent of similar properties and within 350m of the local shops. David Lloyd Sports Club is less than ½ a mile away, Poole Town Centre is just over 2½ miles away and local shops in Broadstone less than a mile away. Pocket Park is just over ½ a mile away and is a secluded area of meadows, surrounded by tall trees and provides a lovely place for a peaceful walk.

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 408 SQ.FT.
(37.9 SQ.M.)

WHERE SERVICE COUNTS

1ST FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 820 SQ.FT. (76.1 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

Made with Metropix ©2019

18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

