

EDWARDS
ESTATE AGENTS

CRANE CLOSE

DORSET BH31 6QH



£1,350 PER MONTH

- Semi detached house
- Two bedrooms
- Private garden
- Garage
- Driveway for 2 cars
- Close to town centre
- Unfurnished

A WELL PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY BENEFITING FROM A GENEROUS LOUNGE/DINER, MODERN KITCHEN AND BATHROOM, DOWNSTAIRS CLOAKROOM, PRIVATE REAR GARDEN, DRIVEWAY AND GARAGE SITUATED IN A TOWN CENTRE LOCATION.

The property comprises an entrance hall with understairs cupboard. Ground floor cloak room. Modern kitchen with gas hob, electric oven, extractor hood and space for a washing machine and fridge freezer. A well proportioned living room with access to the rear garden. Two double bedrooms and a modern bathroom.

Outside the property benefits from an enclosed rear garden, garage and driveway parking for 2 cars.

Offered on an unfurnished basis.





GROUND FLOOR
APPROX. FLOOR
AREA 38.6 SQ.M.
(416 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 26.9 SQ.M.
(289 SQ.FT.)

TOTAL APPROX. FLOOR AREA 65.5 SQ.M. (705 SQ.FT.)

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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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