



**5 Sycamore Close  
Poole  
Dorset  
BH17**

**Offers In Excess Of £245,000**

**bettermove** 

# Sycamore Close

## Poole

Bettermove are proud to present this 2 bedroom terraced house in Poole, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with off road parking available.

The council tax band is B.

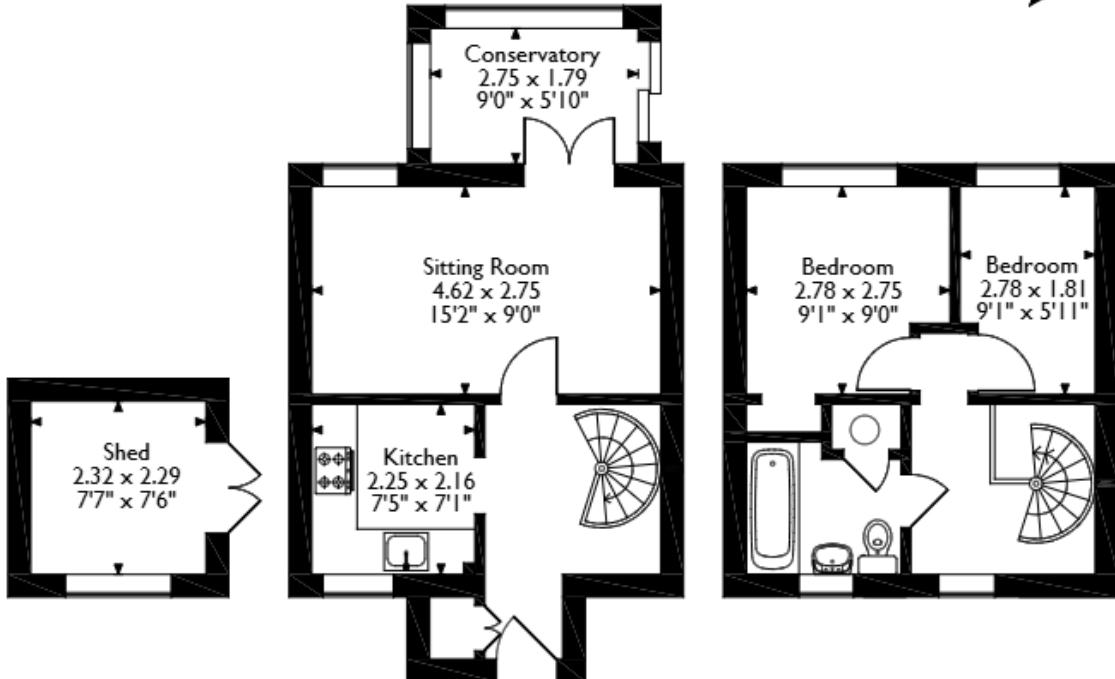
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen and conservatory on the ground floor. A spiral staircase leads to the first floor, which consists of two bedrooms, including one double and one single, alongside the family bathroom. Outside, the property boasts a garden shed, ideal for extra storage, as well as a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular town of Poole, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools, including Poole Grammar School. Excellent transport links can be found from Poole Train Station, a variety of local bus routes, and quick access to the A35.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



**Sycamore Close, Poole**  
**Approximate Gross Internal Area**  
**Main House = 56 Sq M/603 Sq Ft**  
**Outbuilding = 5 Sq M/54 Sq Ft**  
**Total = 61 Sq M/657 Sq Ft**



**Outbuilding**

**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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