

# GREYS

ESTATE AGENTS



**Guest Avenue, Branksome, Poole, BH12 1JA**

**£425,000**

- Three Bedrooms
- Tremendous Potential!
- Generous Garden
- Conservatory
- Gas Central Heating / Double Glazing
- Detached House
- General Modernisation Required
- Lounge / Diner
- Garage / Ample Off Road Parking
- Early Viewing Strongly Advised

TREMENDOUS POTENTIAL! / NO FORWARD CHAIN / GENERAL MODERNISATION REQUIRED / GOOD SIZE GARDEN! >>> Greys Estate Agents are delighted to offer for sale this detached house situated in the popular Guest Avenue in Branksome, Poole. The property comprises: Three bedrooms, lounge / diner, conservatory, kitchen, downstairs toilet, bathroom and a separate w.c. Other benefits include UPVC double glazing, gas central heating, detached garage and a driveway providing ample off road parking for numerous vehicles. For further information, or to arrange a viewing, please contact Greys now!



Council Tax Band: C



Enclosed Front Porch

Entrance Hall

Downstairs Toilet

Lounge / Diner

29'2" x 10'9" max (8.9m x 3.3 max )

Conservatory

9'10" x 9'6" (3.0m x 2.9m)

Landing Area

Bedroom One

14'9" x 11'9" (4.5m x 3.6m)

Bedroom Two

9'10" x 9'10" (3.0m x 3.0m)

Bedroom Three

6'10" x 6'2" (2.1m x 1.9m)

Bathroom

8'2" max x 5'10" (2.5m max x 1.8m )

Separate W.C.

Council Tax - Band C







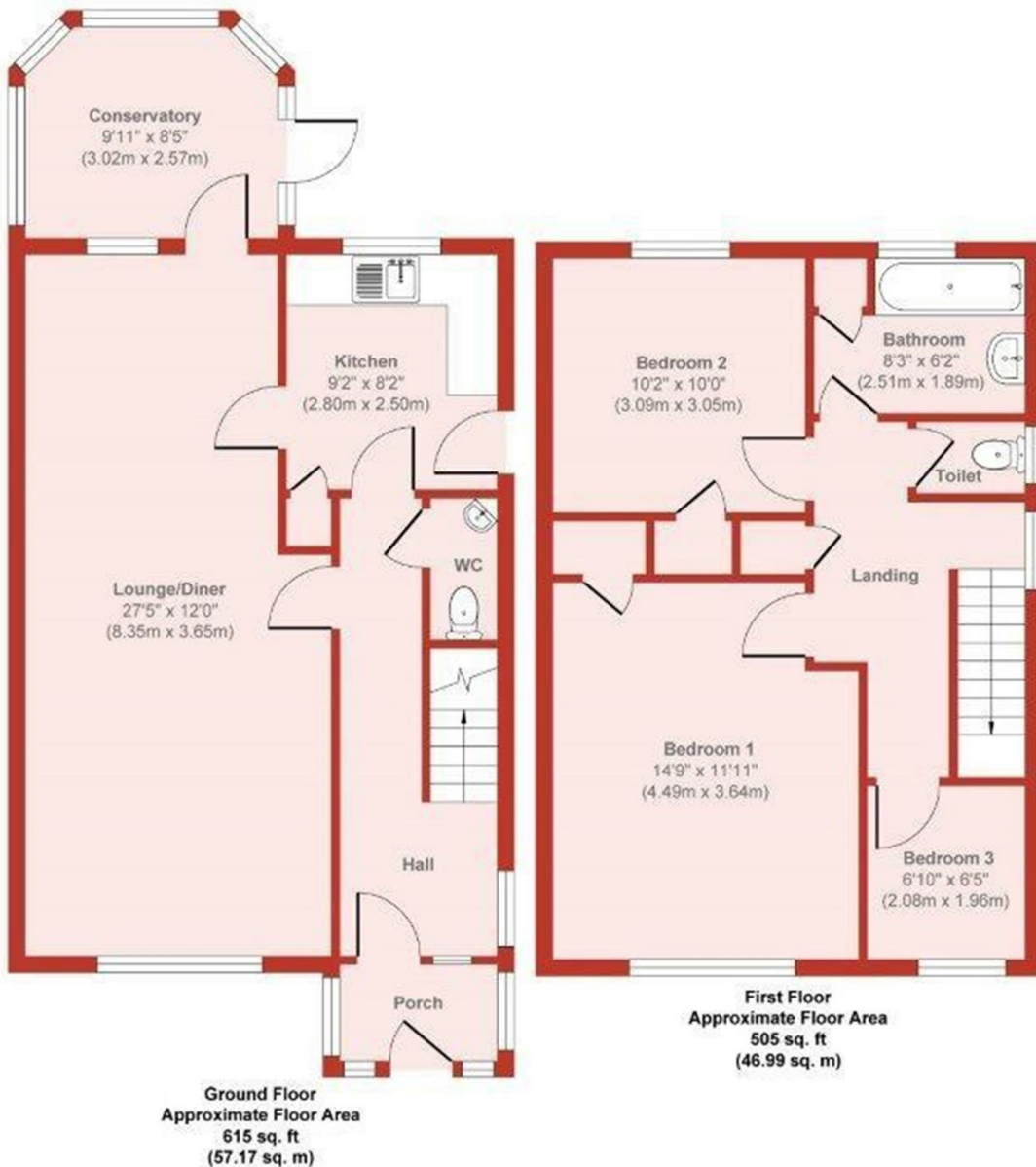


### Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

### EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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	



**Approx. Gross Internal Floor Area 1120 sq. ft / 104.16 sq. m**

Produced by Elements Property