

GREYS

ESTATE AGENTS



Cynthia Road, Parkstone, Poole, BH12 3JF

£400,000

- Three Bedrooms
- Feature Open Plan Kitchen / Dining Room
- Gas Central Heating
- Downstairs Cloakroom
- Southerly Rear Garden
- Extended Detached House
- UPVC Double Glazing
- Good Size Lounge
- Utility Room
- Driveway Providing Off Road Parking

EXTENDED DETACHED HOUSE WITH SOUTHERLY REAR GARDEN / IDEAL FAMILY HOME >>> Greys Estate Agents are delighted to offer for sale this extended detached house situated in the popular Cynthia Road in Parkstone, Poole. The property comprises: Three bedrooms, good size lounge, a feature open plan kitchen / dining room with a breakfast bar and bi-fold doors leading to the garden. Other benefits include a utility room, downstairs cloakroom, a family bathroom, UPVC double glazing, gas central heating, Southerly rear garden and a driveway providing off road parking.



Council Tax Band:



Lounge

24'3" x 10'10" (7.39m x 3.30m)

Open Plan Kitchen / Dining Area

18'4" x 17'10" max (5.59m x 5.44m max)

Downstairs Cloakroom

Bedroom One

13'1" x 11'2" (3.99m x 3.40m)

Bedroom Two

12'0" x 9'2" (3.66 x 2.81)

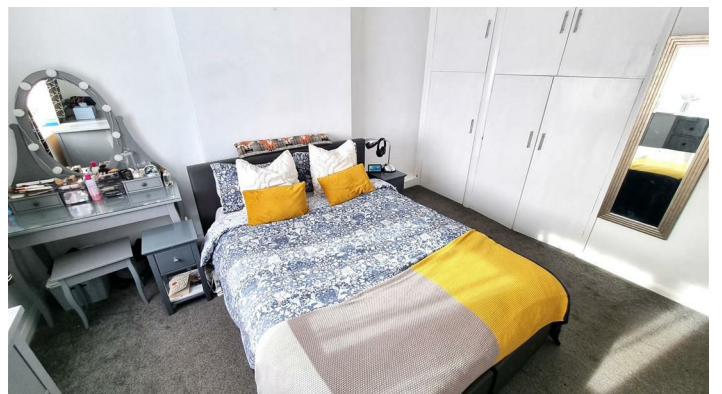
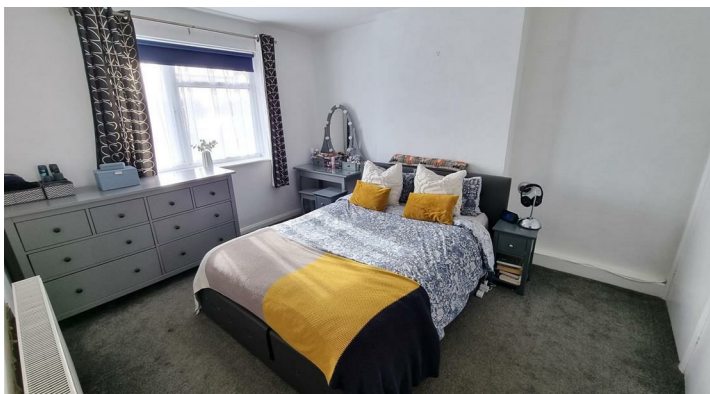
Bedroom Three

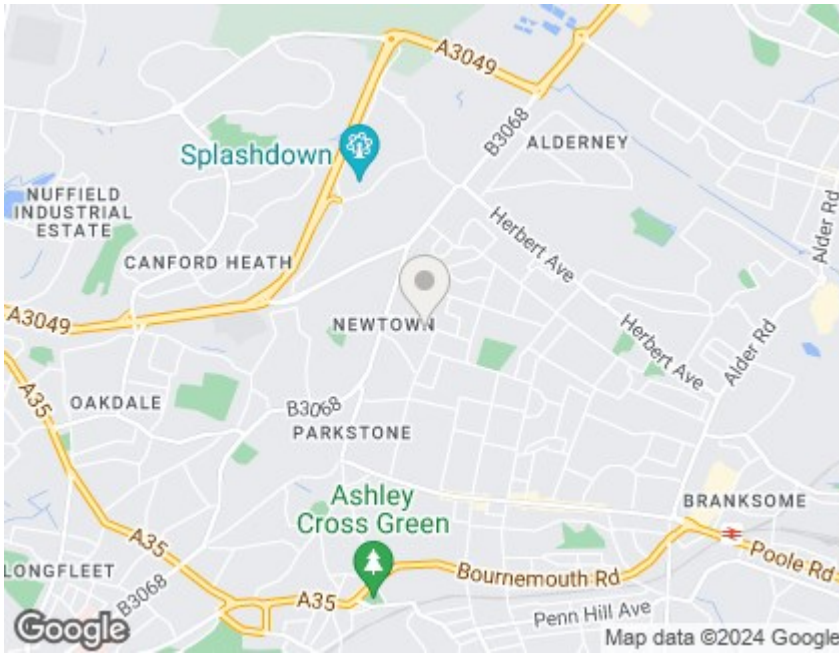
9'6" x 7'0" (2.90 x 2.15)

Family Bathroom









Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

