

# GREYS

ESTATE AGENTS



Victoria Road, Parkstone, Poole, BH12 3AB

£365,000

- Three Bedrooms
- Beautifully Presented
- Downstairs Cloakroom
- Gas Central Heating
- Close To Amenities & Local Parkland
- Semi Detached House
- Open Plan Kitchen / Dining Room
- UPVC Double Glazing
- Good Size Westerly Rear Garden
- Driveway With Off Road Parking

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE / GOOD SIZE WESTERLY REAR GARDEN / IDEAL FAMILY HOME >>> Greys Estate Agents are delighted to offer for sale this beautifully presented semi-detached house situated in Victoria Road in Parkstone, Poole. The property comprises: Three bedrooms, lounge, open plan kitchen / dining room, downstairs cloakroom, good size porch and a family bathroom. Other benefits include UPVC double glazing, gas central heating, good size Westerly rear garden and driveway providing off road parking for two vehicles.



### Lounge

13'6" x 12'5" max (4.11m x 3.78m max )

### Open Plan Kitchen / Dining Room

20'0" x 12'1" max (6.10m x 3.69m max)

### Downstairs Cloakroom

### Bedroom One

14'3" x 12'5" max (4.36 x 3.81 max)

### Bedroom Two

14'6" x 12'0" (4.43 x 3.67 )

### Bedroom Three

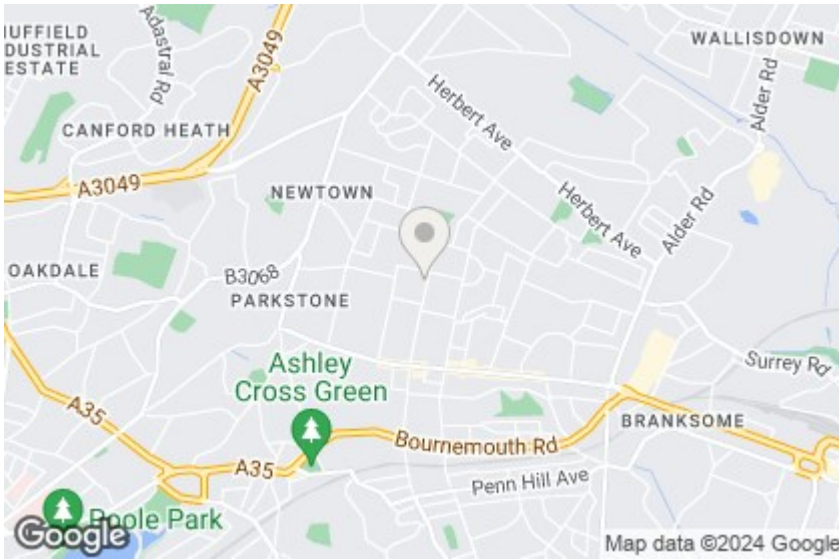
8'7" x 8'3" (2.64 x 2.53 )

### Bathroom









## Viewings

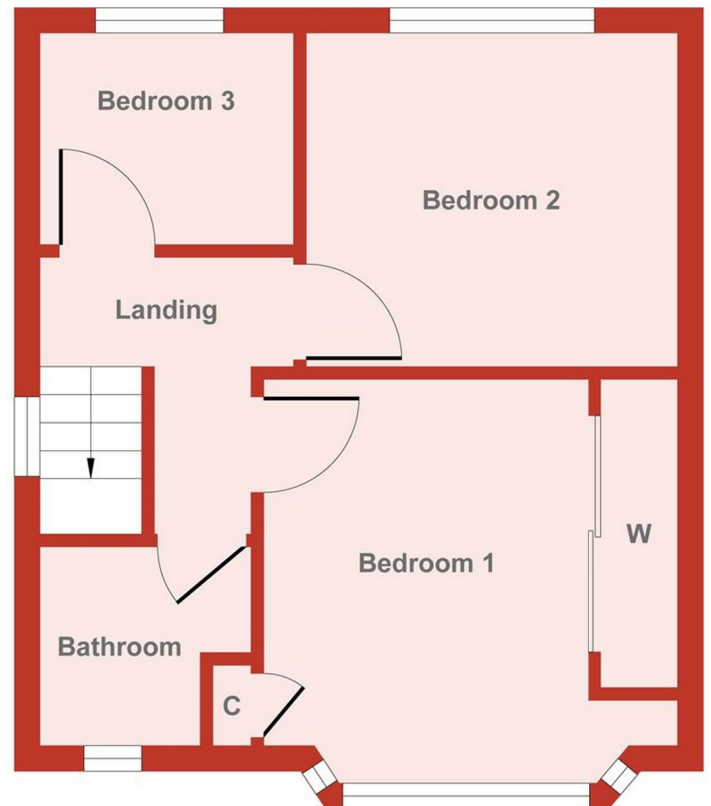
Viewings by arrangement only. Call 01202 749390 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
D			



Ground Floor



First Floor

Produced by Elements Property