



## Churchill Road, Poole, BH12 2JB

£310,000

- Two Double Bedrooms
- Roof Replaced In 2018 (20 year guarantee)
- Westerly Facing Garden
- Good Size Family Bathroom
- No Forward Chain
- Spacious Semi Detached House
- Kitchen / Diner
- Ample Driveway / Off Road Parking
- GCH / UPVC Double Glazing
- Early Viewing Strongly Advised!

# Churchill Road, Poole, BH12 2JB

SPACIOUS TWO DOUBLE BEDROOM SEMI DETACHED HOUSE / WESTERLY REAR GARDEN / NO FORWARD CHAIN >>> Greys Estate Agents are delighted to offer this semi detached house situated in a popular position in Parkstone, Poole. The property comprises: Two double bedrooms, lounge, UPVC conservatory, good size modern kitchen / diner and a family bathroom. Other benefits include UPVC double glazing, gas central heating, Westerly rear garden and a driveway providing ample off road parking. Roof replaced in 2018 with 20 year guarantee. For further information, or to arrange a viewing please contact Greys of Parkstone.



Council Tax Band: C



Entrance Hall

Lounge

15'5" x 12'1" (4.7m x 3.7m)

Kitchen / Diner

15'5" max x 10'5" max (4.7m max x 3.2m max)

Bedroom One

12'9" x 12'1" (3.9m x 3.7m)

Bedroom Two

13'5" x 8'10" (4.1m x 2.7m)

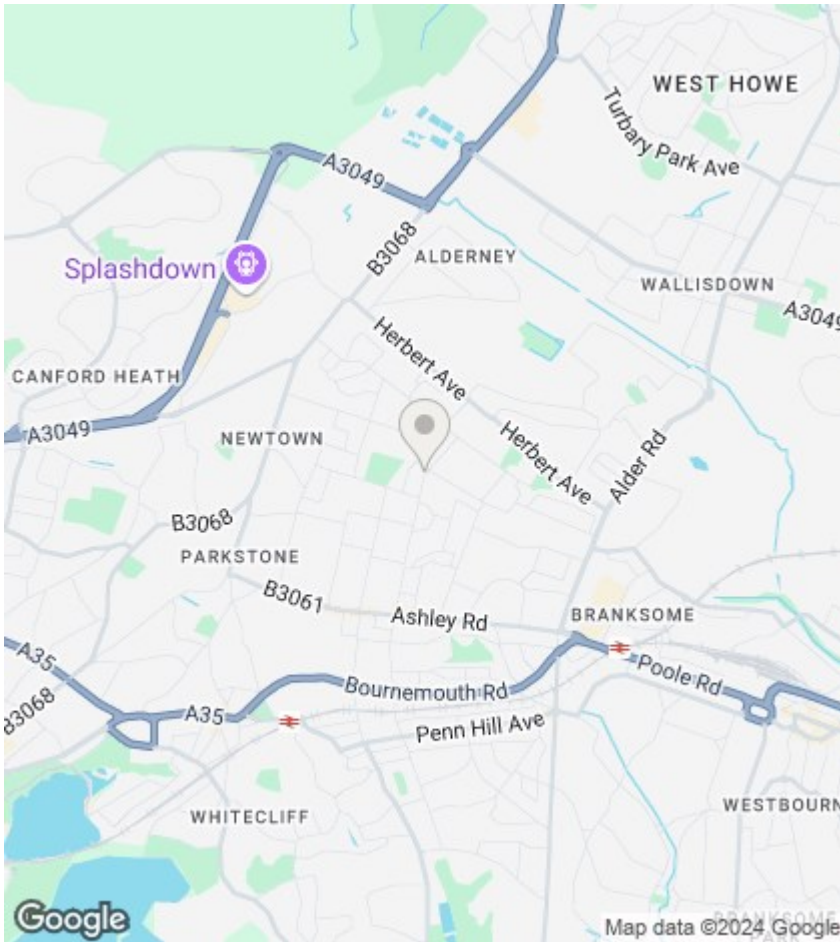
Bathroom

10'5" x 5'10" (3.2m x 1.8m)

Council Tax - Band C







### Directions

### Viewings

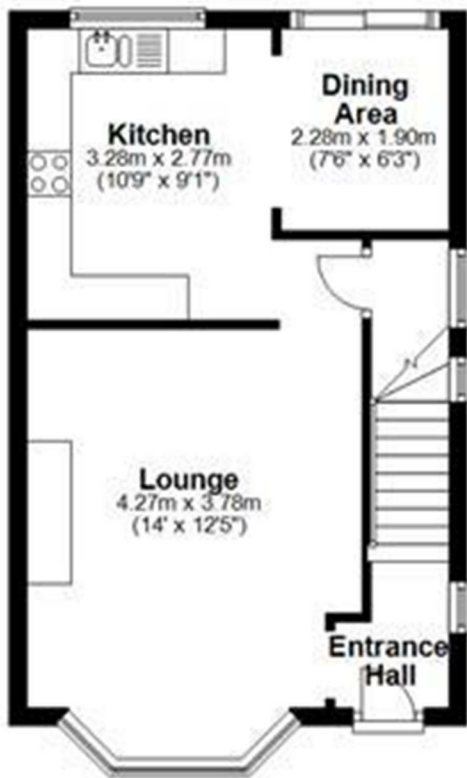
Viewings by arrangement only. Call 01202 749390 to make an appointment.

### EPC Rating:

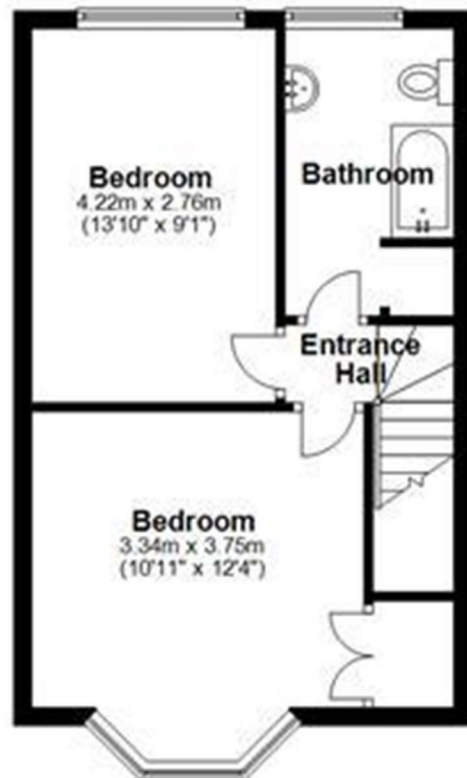
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor



### First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To