



Elizabeth Road, Poole, BH15 2DH

**Asking Price £284,950**

- Character Mid Terraced House
- Enclosed Long Garden
- Gas Central Heating
- Lounge / Diner
- Rear Access
- Two Bedrooms
- Off Road Parking
- UPVC Double Glazing
- Close To Poole Hospital / Dolphin Centre
- Ideal Buy To Let Opportunity



# Elizabeth Road, Poole BH15 2DH

A beautifully presented two bedroom character house with garden and off-road parking. The property is located in a very convenient location being close to Poole Hospital and The Dolphin Centre with its vast array of shops and facilities. Poole train station is close by as is Poole bus station. The property benefits from having a working open fireplace (not tested). Outside there is a long garden with two outside sheds and off road parking at the front for one car. Two bedrooms upstairs with a beautiful bathroom with roll top bath and a separate shower cubicle. For further information, or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: B



Entrance Hall

Lounge / Diner

23'8" x 10'1" (7.22 x 3.08)

Kitchen

9'0" x 6'11" (2.76 x 2.13)

Bedroom One

13'10" x 11'11" (4.24 x 3.64)

Bedroom Two

11'5" x 6'3" (3.5 x 1.92)

Bathroom

Council Tax - Band B





### Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

### Viewings

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

### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</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	

