



Curtis Road, Poole, BH12 3AQ

**Offers Invited £350,000**

- Three Bedrooms
- Garage / Off Road Parking
- UPVC Double Glazing / Gas Central Heating
- General Updating Required
- No Forward Chain
- Detached Family House
- Westerly Garden
- Close To Ashley Road
- Cellar
- Early Viewing Strongly Advised

# Curtis Road, Poole BH12 3AQ

THREE BEDROOM DETACHED HOUSE / WESTERLY REAR GARDEN / NO FORWARD CHAIN >>> Greys Estate Agents are delighted to offer for sale this good sized detached family house situated in a cul-de-sac just a few minutes walk from the shops & facilities of Ashley Road. Poole. Requiring general updating, the property comprises: Three bedrooms, lounge, dining room, lean to with downstairs shower room / cloakroom and a family bathroom. Other benefits include UPVC double glazing, gas central heating, a useful cellar, westerly rear garden and garage / off road parking. For further information or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: C



Entrance hall

Lounge

13'4" x 11'11" (4.08 x 3.65 )

Dining Room

12'5" x 10'7" (3.79 x 3.25)

Kitchen

12'4" x 6'9" (3.76 x 2.06)

Lean To

17'8" x 4'4" (5.4m x 1.34)

Downstairs Shower Room / W.C.

6'10" x 4'9" (2.1 x 1.45)

Bedroom One

12'1" x 10'5" (3.7 x 3.2)

Bedroom Two

11'10" x 11'10" (3.63 x 3.63)

Bedroom Three

8'0" x 6'10" (2.46 x 2.1)

Bathroom

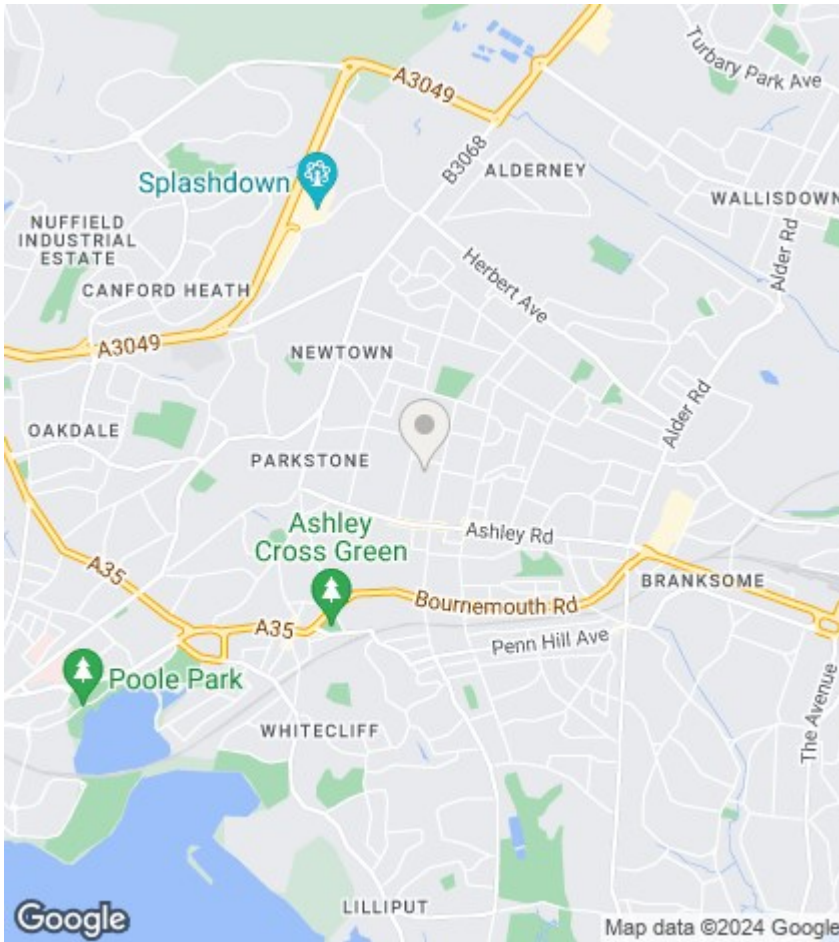
6'9" x 5'10" (2.07 x 1.8)

Garage Inc Car Port

23'2" x 8'10" (7.07 x 2.7)

Cellar

12'1" x 8'10" (3.7 x 2.7m)



## 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:

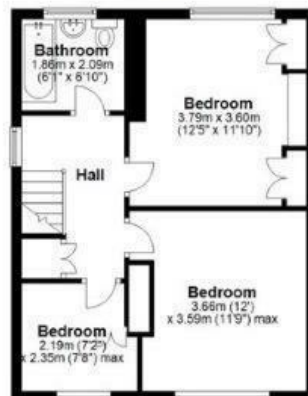
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>		66	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Ground Floor



First Floor



Basement

