

GREYS

ESTATE AGENTS



Merrow Avenue, Poole, BH12 1PY

£350,000

- Semi Detached House
- Garage / Driveway
- Situated Next To Nature Reserve
- UPVC Double Glazing
- No Forward Chain
- Three Bedrooms
- Secluded Enclosed Garden
- Kitchen / Diner
- Sought After Location
- Early Viewing Strongly Advised!

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NO FORWARD CHAIN! / SPACIOUS SEMI DETACHED HOUSE SITUATED NEXT TO NATURE RESERVE / GARAGE >>> Greys Estate Agents are delighted to offer for sale this good sized family house situated in Merrow Avenue in Branksome, Poole. The property comprises: Three bedrooms, lounge, kitchen / diner, bathroom and a separate toilet. Other benefits include UPVC double glazing, garage with driveway and a delightful private enclosed garden. For further information or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: C



Entrance hall

Lounge

15'8" x 10'9" (4.8 x 3.3)

Kitchen / Diner

15'8" x 8'10" (4.8 x 2.7)

Bedroom One

15'8" x 8'10" (4.8 x 2.7)

Bedroom Two

9'10" x 8'10" (3.0 x 2.7)

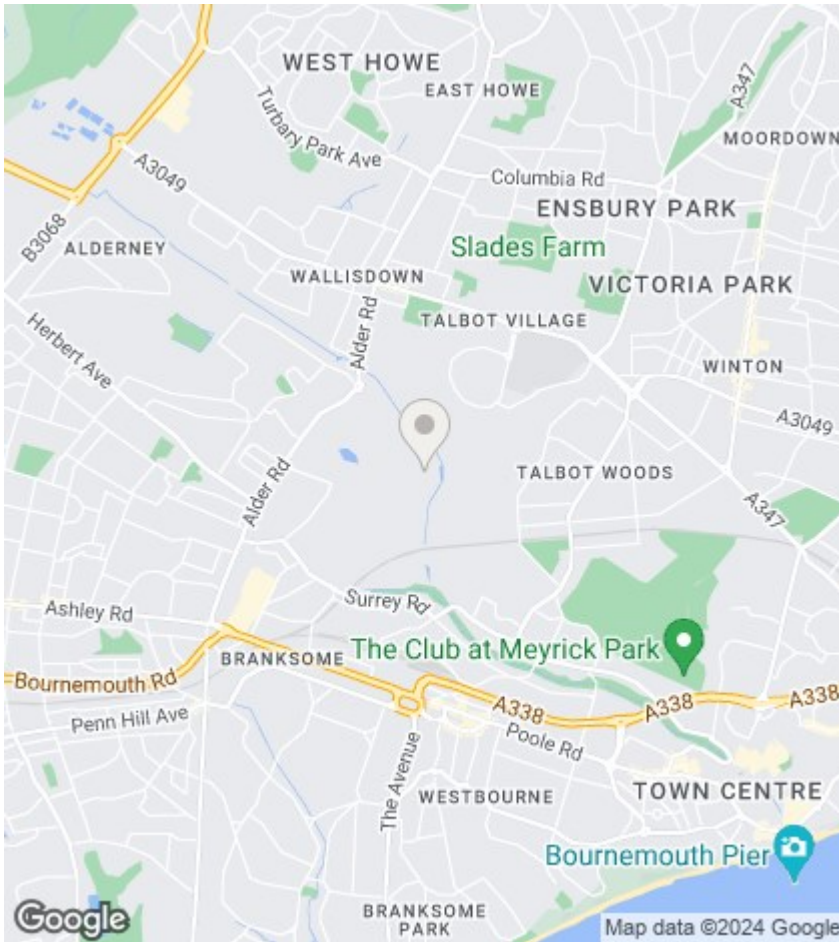
Bedroom Three

9'2" x 6'6" (2.8 x 2.0)

Bathroom

Separate W.C.

Garage



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:

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

GUIDE ONLY

