



## 29 Churchill Road, Poole, BH12 2LW

£349,950

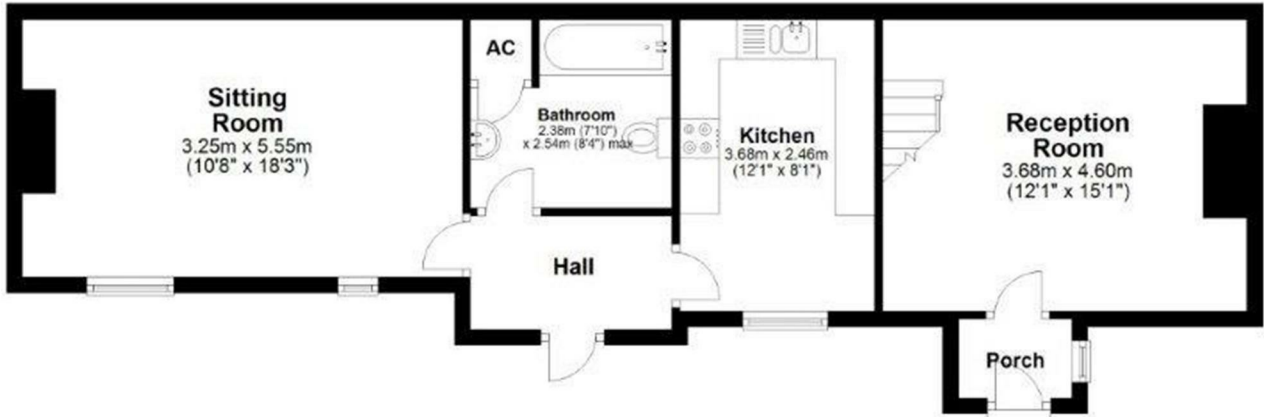
- Three Bedrooms
- Two Reception Rooms
- UPVC Double Glazing
- Southerly Garden
- Character Features
- Detached Cob Cottage
- Gas Central Heating
- Close To Amenities & Bus Routes
- Driveway With ORP
- No Forward Chain

RARE TO THE MARKET / OFFERED WITH NO FORWARD CHAIN >>> Greys Estate Agents are delighted to offer for sale this beautiful character Cob Cottage situated in Churchill Road in Parkstone, Poole. This very quaint building has beamed ceilings and many of its original features have been retained. The property comprises: Three bedrooms, lounge, separate dining room, kitchen and family bathroom. Other benefits include UPVC double glazing, gas central heating, a lovely Southerly garden and a driveway providing off road parking for two cars. With its position within walking distance of the local amenities and bus routes of Ashley Road, we strongly encourage early viewings.



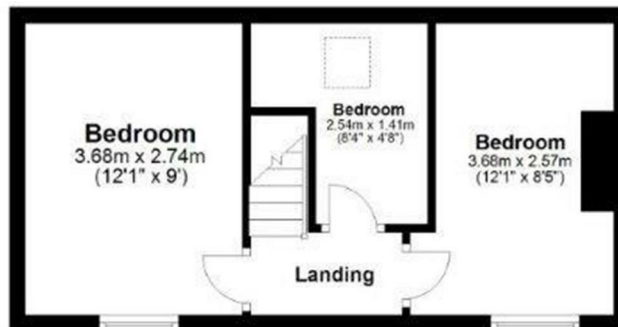
## Ground Floor

Approx. 56.6 sq. metres (609.0 sq. feet)



## First Floor

Approx. 27.3 sq. metres (294.0 sq. feet)



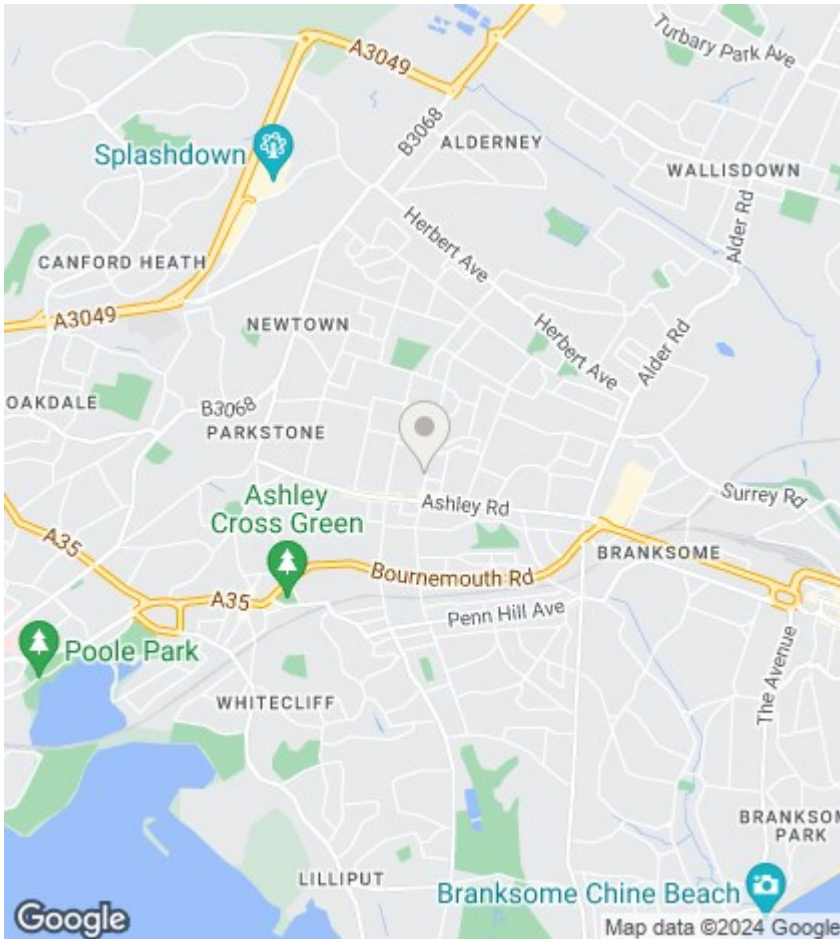
Total area: approx. 83.9 sq. metres (903.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.







## 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:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

