



## Sea View Road, Poole, BH12 3LR

**£325,000**

- Three Bedrooms
- Ample Off Road Parking
- Gas Central Heating
- Feature Fireplace / Wood Burner
- No Forward Chain
- Semi Detached House
- Good Sized Rear Garden
- UPVC Double Glazing
- Ground Floor Bathroom
- Early Viewing Advised



# Sea View Road, Poole BH12 3LR

THREE BEDROOM SEMI DETACHED HOUSE / GOOD SIZED GARDEN / NO FORWARD CHAIN >>> Greys Estate Agents are delighted to offer for sale this spacious and well presented semi detached house situated in a popular position in Parkstone, Poole. The property comprises: Three bedrooms, lounge / diner, kitchen and a downstairs family bathroom. Other benefits include UPVC double glazing, gas central heating, feature wood burner , Westerly rear garden, workshop and a driveway providing off road parking. For further information or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: C



Enclosed Front Porch

Entrance Hall

Lounge / Diner

21'7" x 9'10" (6.6m x 3.0m)

Kitchen

12'9" x 7'10" (3.9m x 2.4m)

Downstairs Bathroom

8'6" x 6'2" (2.6m x 1.9m)

Bedroom One

11'5" x 9'10" (3.5m x 3.0m)

Bedroom Two

11'5" x 7'10" (3.5m x 2.4m)

Bedroom Three

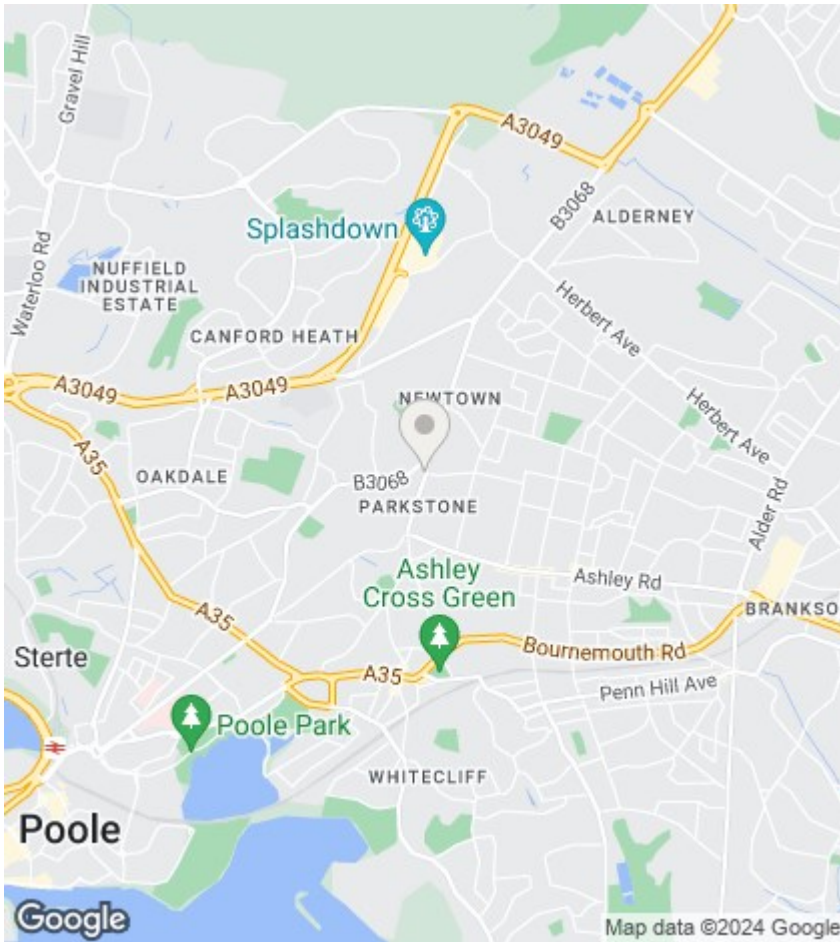
8'6" x 7'10" (2.6m x 2.4m)

Workshop

13'9" x 6'10" (4.2m x 2.1m)

Council Tax - Band C





## 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

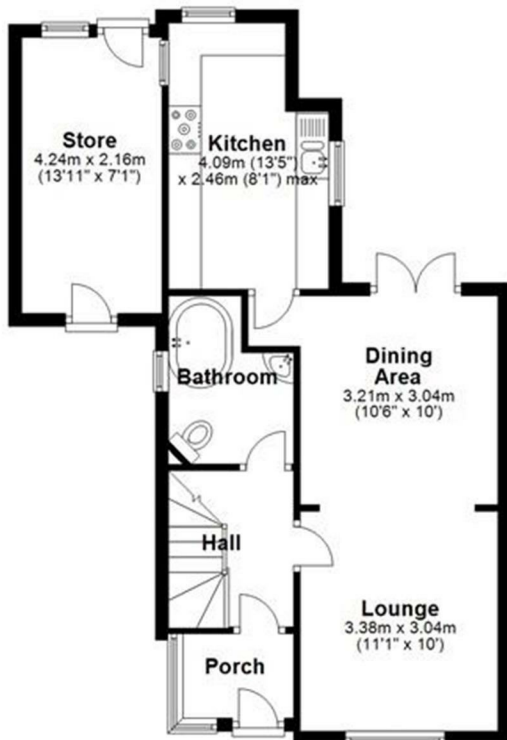
Viewings by arrangement only. Call 01202 749390 to make an appointment.

## EPC Rating:

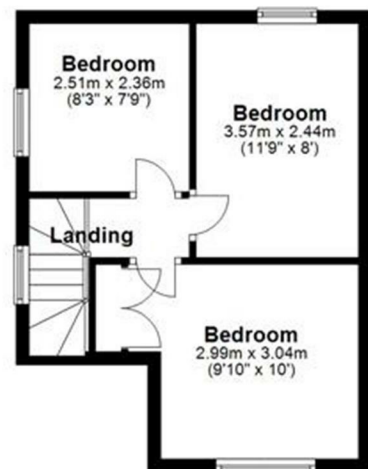
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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 find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.