



Cranbrook Road, Poole, BH12 3JB

£365,000

- Three Bedrooms
- Beautifully Presented
- Downstairs Toilet
- Ensuite Shower Room
- Ideal Family Home
- Semi Detached House
- Open Plan Kitchen/Diner
- Attached Garage/Off Road Parking
- Gas Central Heating/UPVC Double Glazing
- Early Viewing Strongly Advised

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BEAUTIFULLY PRESENTED / IDEAL FAMILY HOME >>> GREYS Estate Agents are delighted to offer for sale this well presented semi-detached house situated in a popular position in Parkstone, Poole. The property comprises: Lounge, superb open plan kitchen/diner, three bedrooms, ensuite to main bedroom, family bathroom and a downstairs cloakroom. Other benefits include, driveway providing ample off-road parking, attached garage, lovely rear garden, UPVC double glazing and gas central heating. For further information, or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: C



Entrance Hall

Downstairs WC

7'10" x 12'9" (2.39m x 3.9m)

Lounge

11'1" x 9'5" (3.39m x 2.89m)

Open Plan Kitchen / Diner

14'11" x 14'11" (4.55m x 4.55m)

Bedroom One

11'8" x 10'7" (3.56m x 3.25m)

Ensuite Shower Room

6'9" x 4'10" (2.07m x 1.48m)

Bedroom Two

10'9" x 7'5" (3.29m x 2.27m)

Bedroom Three

10'8" x 7'5" (3.27m x 2.27m)

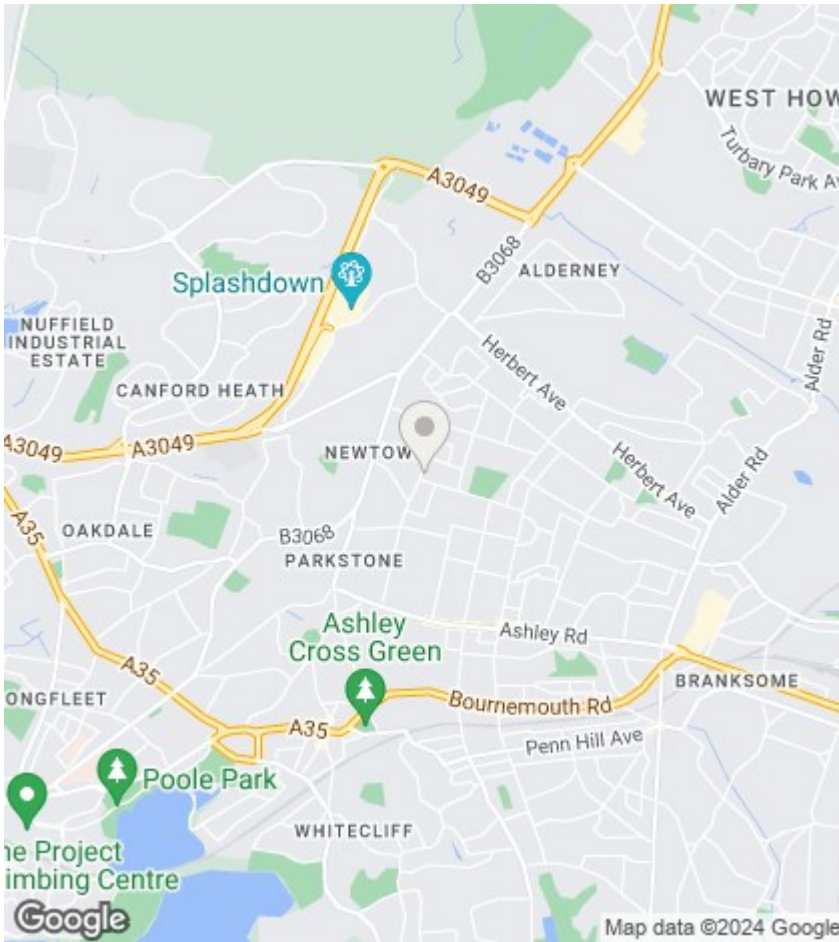
Bathroom

8'2" x 5'11" (2.51m x 1.81m)

Garage

18'10" x 9'5" (5.76m x 2.88m)

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.

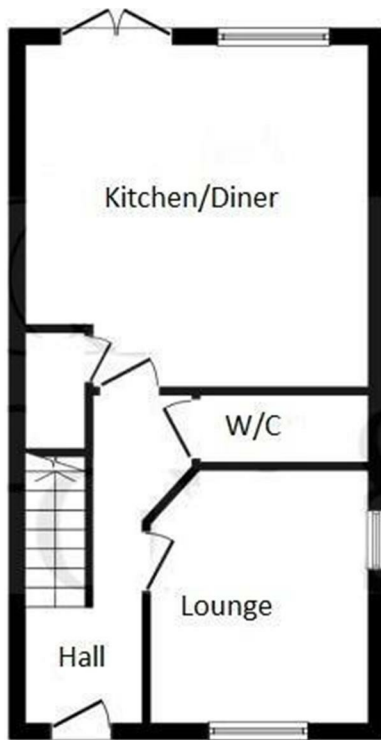
Viewings

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

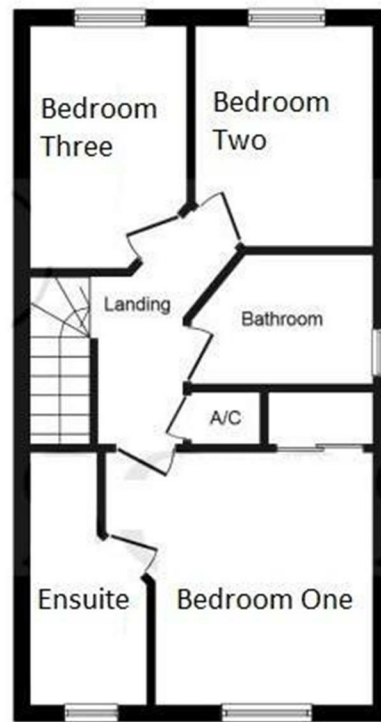
EPC Rating:

C

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 74 | |
| (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 | |



Ground Floor



First Floor

GUIDE ONLY