



Kinson Avenue, Poole, BH15 3PH

Asking Price

- Three Double Bedrooms
- Good Sized Garden
- Modern Kitchen And Bathroom
- Popular Location
- No Forward Chain

- Detached Bungalow
- Ample Off Road Parking
- Gas Central Heating / UPVC Double Glazing
- Excellent Order Throughout
- Early Viewing Strongly Advised

**£355,000**



# Kinson Avenue, Poole, BH15 3PH

NO FORWARD CHAIN! / HIGH SPECIFICATION THROUGHOUT / GOOD SIZED GARDEN >>> Greys Estate Agents are delighted to offer for sale this beautifully presented detached bungalow situated in the sought after Kinson Avenue in Poole. The property comprises: Three double bedrooms, lounge, high specification kitchen and bathroom. Other benefits include UPVC double glazing, gas central heating and a driveway providing ample off road parking. For further information or arrange a viewing, please contact Greys of Parkstone.



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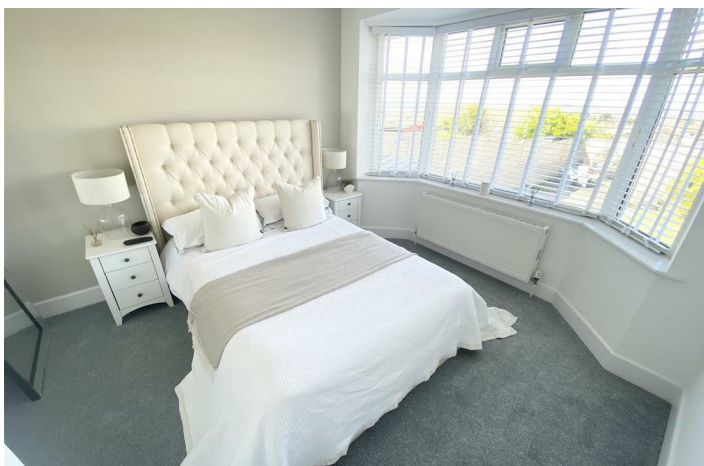


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D

Council Tax Band: C



Entrance Hall

Lounge

13'6" x 10'7" (4.14 x 3.24)

Kitchen / Breakfast Room

14'0" x 6'10" (4.28 x 2.10)

Bedroom One

12'6" x 10'7" (3.83 x 3.24)

Bedroom Two

11'6" x 10'5" (3.52 x 3.20)

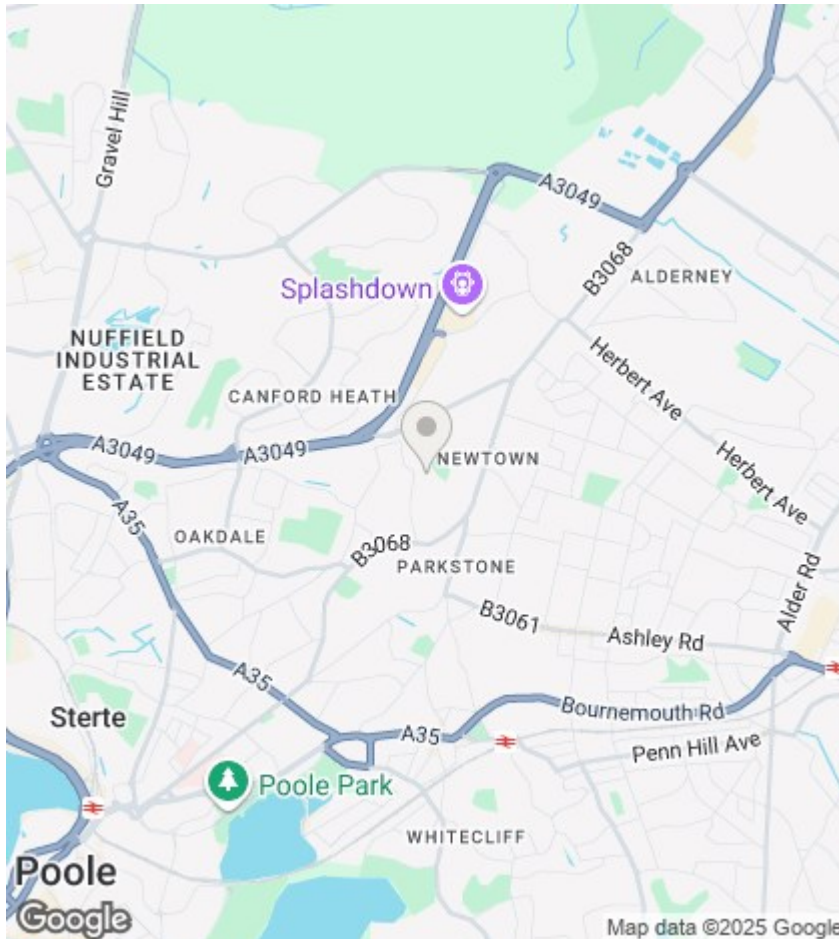
Bedroom Three

10'7" x 9'11" (3.24 x 3.04)

Bathroom

6'4" x 5'9" (1.95 x 1.77)

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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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	

TOTAL FLOOR AREA: 685 sq.ft. (63.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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