



Cranbrook Road, Poole, BH12 3BE

£365,000

- Three Double Bedrooms
- Beautifully Presented
- Downstairs Toilet
- Gas Central Heating / UPVC Double Glazing
- Ideal Family Home
- Semi Detached House
- Two Reception Rooms Plus Conservatory
- Off Road Parking
- Superb Garden With Garden Room
- Early Viewing Strongly Advised

Cranbrook Road, Poole, BH12 3BS

BEAUTIFULLY PRESENTED / THREE DOUBLE BEDROOMS / 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, separate dining room, modern fitted kitchen, rear conservatory, three double bedrooms, modern family bathroom and a downstairs cloakroom. Other benefits include, driveway providing ample off-road parking, a lovely garden with garden room, 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 Toilet

Lounge

12'9" x 12'1" (3.9 x 3.7)

Dining Room

11'9" x 11'1" (3.6 x 3.4)

Modern Kitchen

13'1" x 6'9" (4.0 x 2.07)

Conservatory

9'10" x 4'7" (3.0 x 1.4)

Landing

Bedroom One

12'9" x 12'5" (3.9 x 3.8)

Bedroom Two

11'9" x 11'1" (3.6 x 3.4)

Bedroom Three

13'1" x 7'6" max (4.0 x 2.3 max)

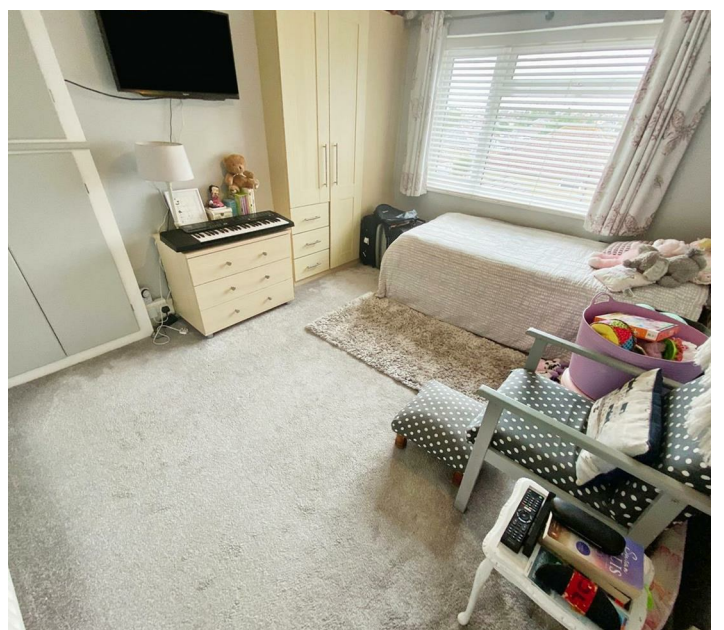
Bathroom

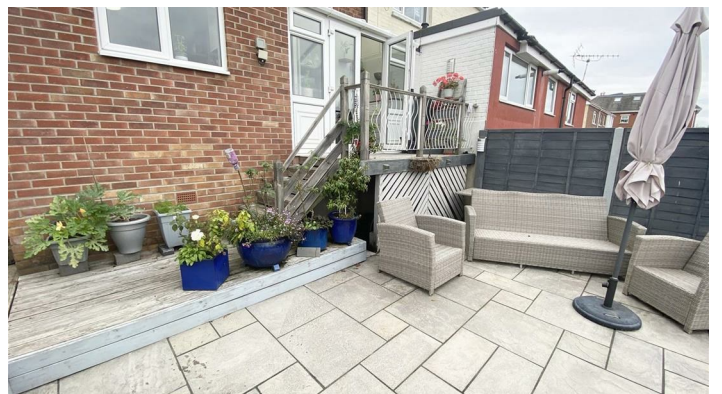
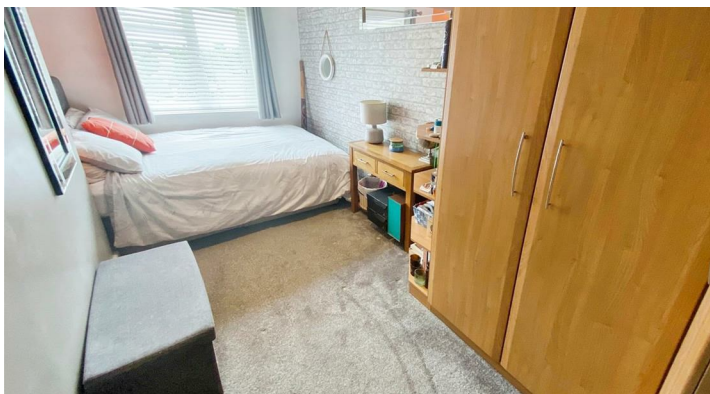
5'6" x 5'2" (1.7 x 1.6)

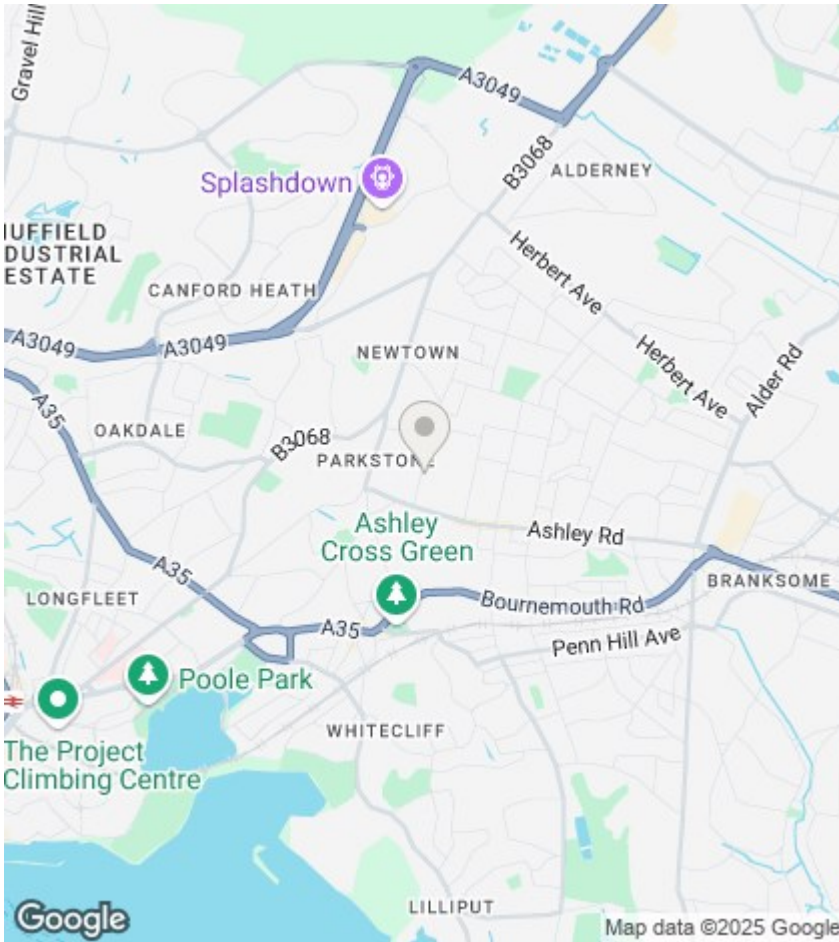
Garden Room

12'9" x 9'6" (3.9 x 2.9)

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) A			
(81-91) B			82
(69-80) C		66	
(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	



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