

# GREYS

ESTATE AGENTS



Pottery Road, Lower Parkstone, Poole, BH14 8RA

£600,000

- Three Double Bedrooms
- Updating Required / Lots Of Potential
- Bathroom & Separate Shower Room
- Favoured School Catchment
- Driveway With ORP
- Detached Victorian Style House
- UPVC Windows & GCH
- Potential To Extend STPP
- Superb Sought After Location
- Close To Amenities & Bus Routes

Greys Estate Agents are delighted to offer for sale this spacious detached Victorian style house situated in the sought after Pottery Road in Lower Parkstone, Poole. The property has been family owned and built since 1919 and it is the first time coming to the open market. The property is in need of updating and will make an ideal project, with lots of potential. Benefits include three double bedrooms, lounge / dining room, kitchen / breakfast room, family bathroom and an additional modern shower room. Other benefits include UPVC double glazing, gas central heating, lovely rear garden, front garden and a paved driveway providing off road parking for two / three vehicles. With its position close to Ashley Cross Village, Whitecliff Harbourside Park and within walking distance to Baden Powell School, we strongly encourage early viewings.



**Lounge / Dining Room**

25'2" x 10'6" max (7.683 x 3.220 max)

**Kitchen / Breakfast Room**

11'7" x 10'10" (3.549 x 3.322)

**Bedroom One**

14'8" x 14'2" max (4.47m x 4.32m max )

**Bedroom Two**

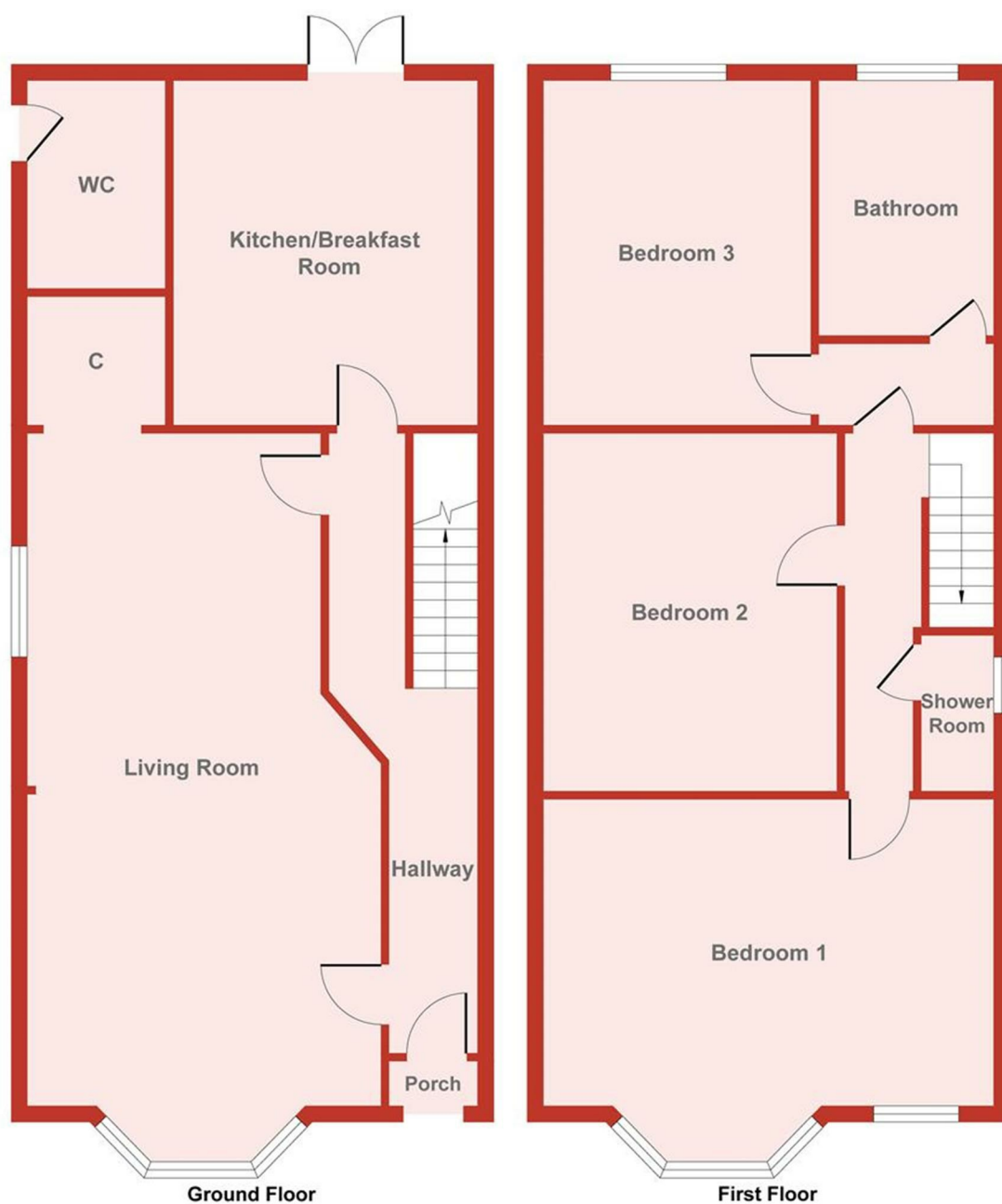
11'7" x 8'2" (3.534 x 2.510)

**Bedroom Three**

10'3" x 8'6" (3.127 x 2.614)

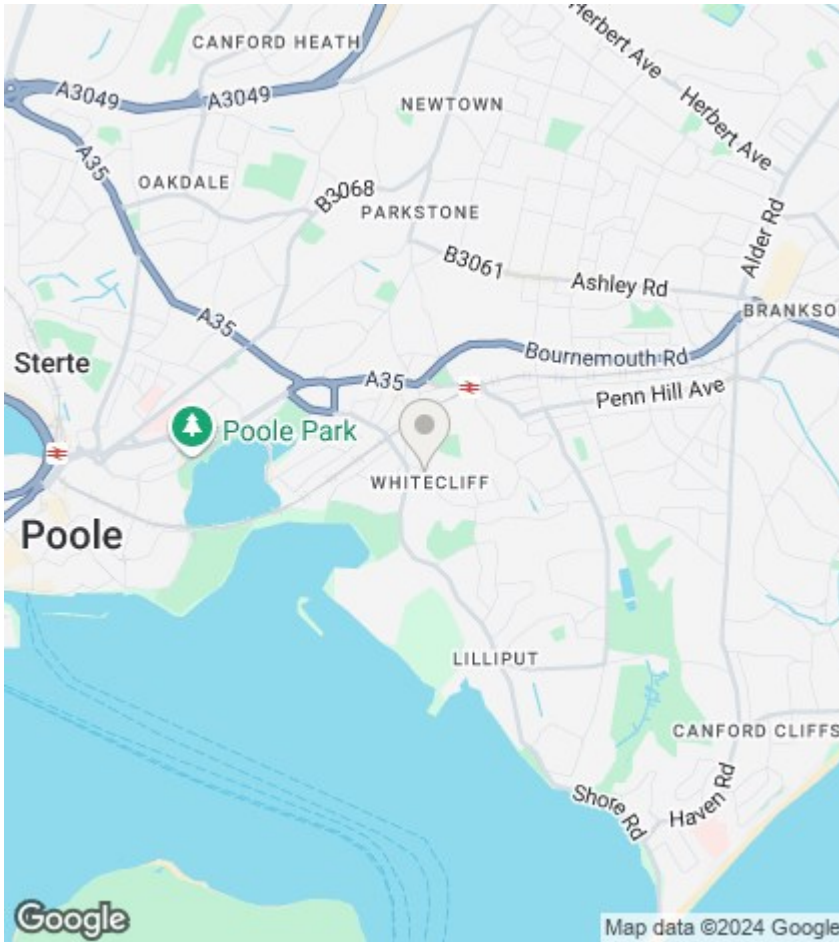
**Bathroom**

**Shower Room**









## 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: TBC

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(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	