



## Mossley Avenue, Poole, BH12 5DH

**£280,000**

- Two Double Bedrooms
- Requires Modernisation Throughout
- Southerly Facing Garden
- Close To Shops and Bus Routes
- No Forward Chain
- Detached Bungalow
- Tremendous Potential
- Driveway / Off Road Parking / Garage
- Corner Position
- Popular Location

# Mossley Avenue, Poole, BH12 5DH

NOW REQUIRING MODERNISATION / TREMENDOUS POTENTIAL / TWO DOUBLE BEDROOM DETACHED BUNGALOW / SOUTHERLY REAR GARDEN / DRIVEWAY WITH OFF ROAD PARKING / DETACHED GARAGE / NO FORWARD CHAIN. Greys Estate Agents are delighted to offer for sale this detached two bedroom bungalow situated in this convenient location close to all amenities and bus routes. We strongly advise early viewing. To arrange, call Greys of Parkstone now !



Council Tax Band: C



Entrance Hall

Lounge

14'1" x 9'10" (4.3m x 3.0m)

Kitchen

9'10" x 8'6" (3.0m x 2.6m)

Bedroom One

13'9" x 10'0" (4.2m x 3.06)

Bedroom Two

13'5" x 10'5" (4.1m x 3.2m)

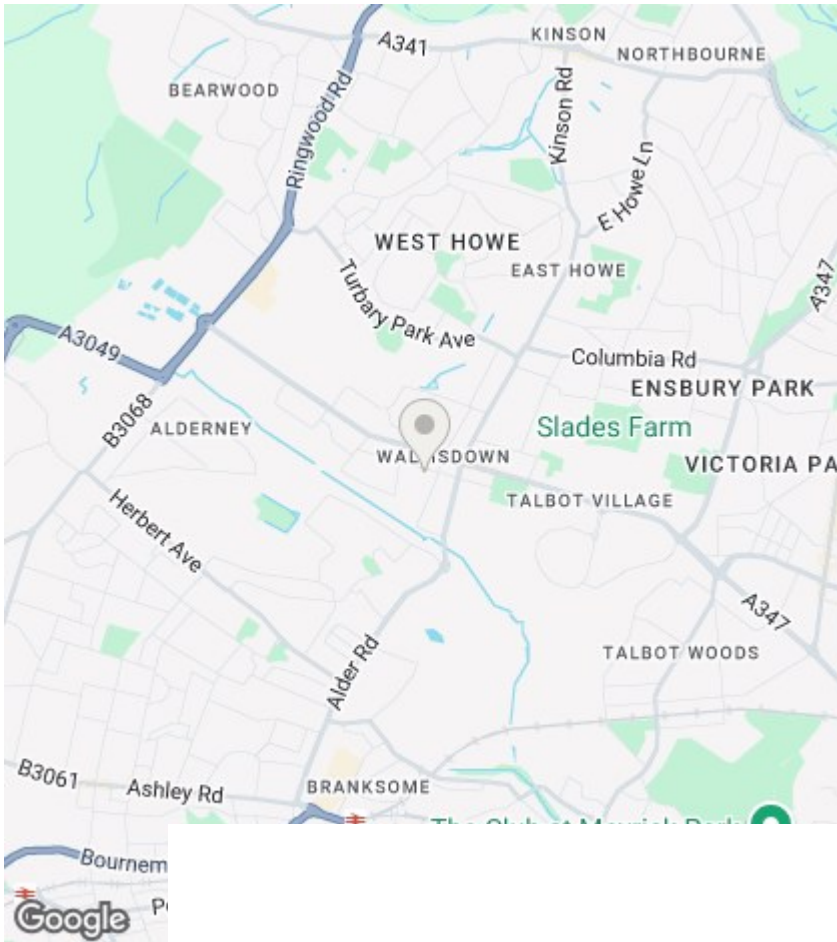
Bathroom

Separate Toilet

Detached Garage

14'9" x 11'9" (4.5m x 3.6m)

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:

G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			70
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		3	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

