



Rossmore Road, Poole, BH12 3NQ

£365,000

- Two Double Bedrooms
- High Specification Throughout
- Garage Plus Ample Off Road Parking
- Gas Central Heating / UPVC Double Glazing
- Modern Kitchen / Breakfast Room
- Detached Bungalow
- Good Sized Garden
- Feature Full Width Orangery / Conservatory
- Popular Location
- Early Viewing Strongly Advised

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BEAUTIFULLY PRESENTED BUNGALOW / HIGH SPECIFICATION THROUGHOUT / SUPER GARDEN / GARAGE
>>> Greys Estate Agents are delighted to offer for sale this superb detached bungalow situated in this popular location. The property comprises: Two double bedrooms, lounge, modern kitchen / breakfast room with utility area, full width feature orangery / conservatory with under floor heating and a modern shower room / w.c. Other benefits include UPVC double glazing, gas central heating, a very good sized garden, garage and ample off road parking. For further information, or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: C



Lounge

14'4" x 11'9" (4.39m x 3.60)

Kitchen / Breakfast Room

15'8" x 12'9" max into utility area (4.78m x 3.89m max into utility area)

Orangery / Conservatory

17'5" x 12'5" (5.33 x 3.8)

Bedroom One

12'11" max x 10'7" max (3.94 max x 3.23 max)

Bedroom Two

11'8" max x 11'1" max (3.58 max x 3.38 max)

Shower Room

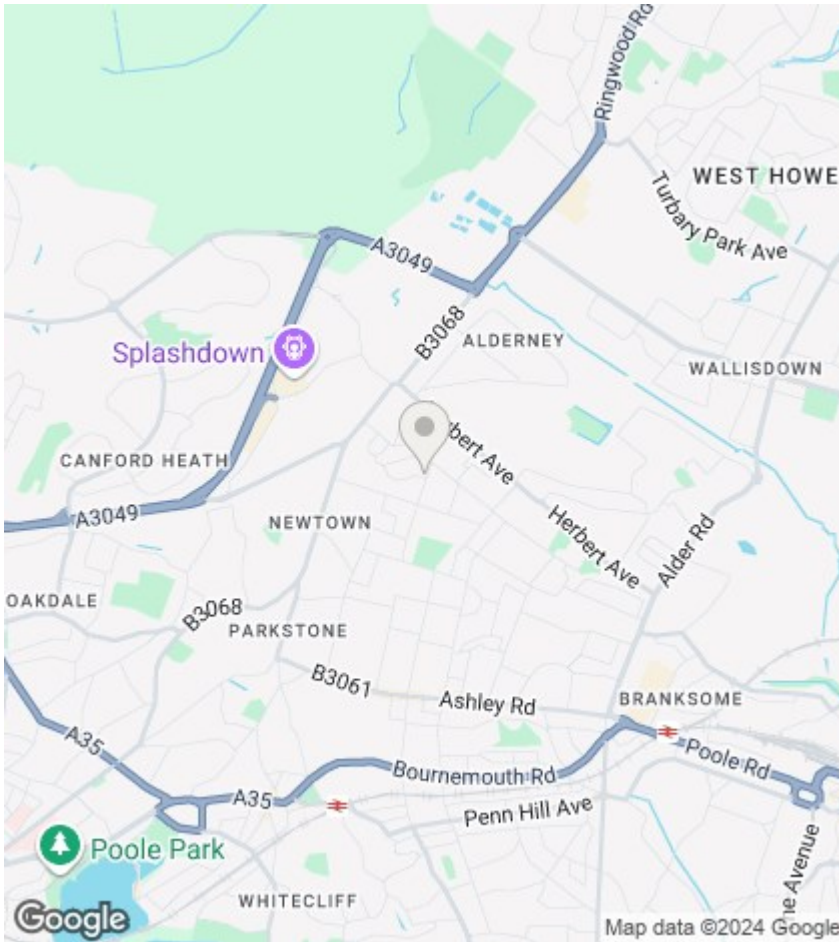
10'5" x 5'2" (3.2 x 1.6)

Garage

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			
(81-91) B			85
(69-80) C		71	
(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	



Total floor area 88.9 m² (957 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalpoint.com