



## Connaught Crescent, Poole, BH12 2EL

£425,000

- Three Bedrooms
- Superb Split Level Open Plan Living Area / Kitchen
- South Facing Garden
- Early Viewing Strongly Advised!
- Extended Detached Bungalow
- En suite Shower Room Plus Dressing Room
- Gas Central Heating / UPVC Double Glazing
- Beautifully Presented / High Specification Throughout
- Family Bathroom
- Driveway / Ample Off Road Parking

# Connaught Crescent, Poole BH12 2EL

BEAUTIFULLY PRESENTED / HIGH SPECIFICATION THROUGHOUT >>> Greys Estate Agents are delighted to offer for sale this beautifully presented detached bungalow situated in the sought after Connaught Crescent in Poole. The property comprises: Three bedrooms, superb split level open plan lounge / dining room / kitchen with doors leading to the south facing rear garden. Other benefits include an ensuite shower room plus a dressing room to the main bedroom, a lovely modern bathroom, UPVC double glazing, gas central heating with under floor heating to lounge / dining room / kitchen area and a driveway providing ample off road parking.



Council Tax Band: C



Entrance hall

Open Plan Lounge / Diner / Kitchen

Kitchen Area

11'9" x 10'2"

Lounge / Diner

22'6" x 12'0"

Bedroom One

12'1" x 10'2"

Walk In Dressing Room

7'6" x 4'11"

En suite Shower Room

5'5" x 5'2"

Bedroom Two

10'4" x 12'8"

Bedroom Three

7'6" x 8'10"

Bathroom

7'2" x 6'10"

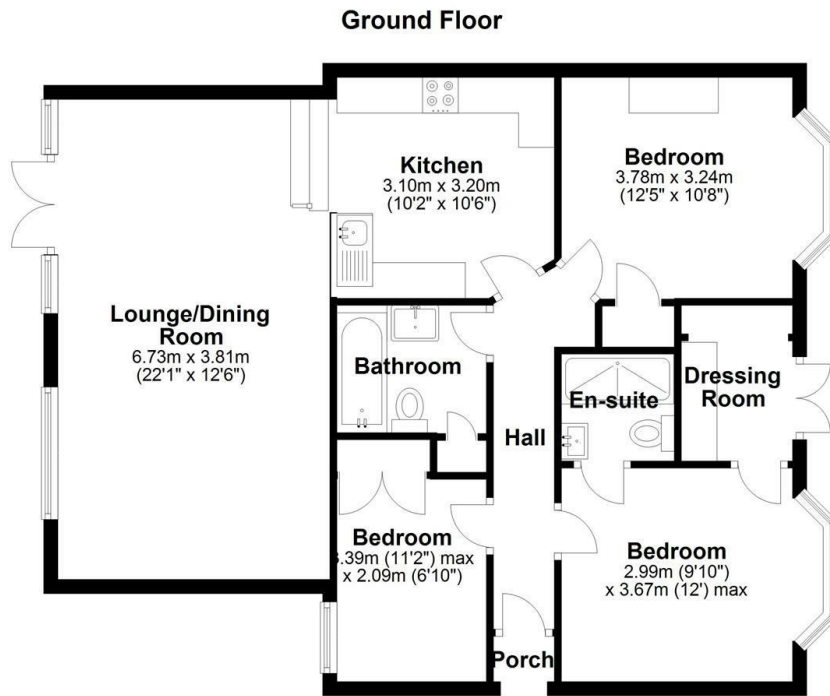
Garden Store

13'1" x 7'10"

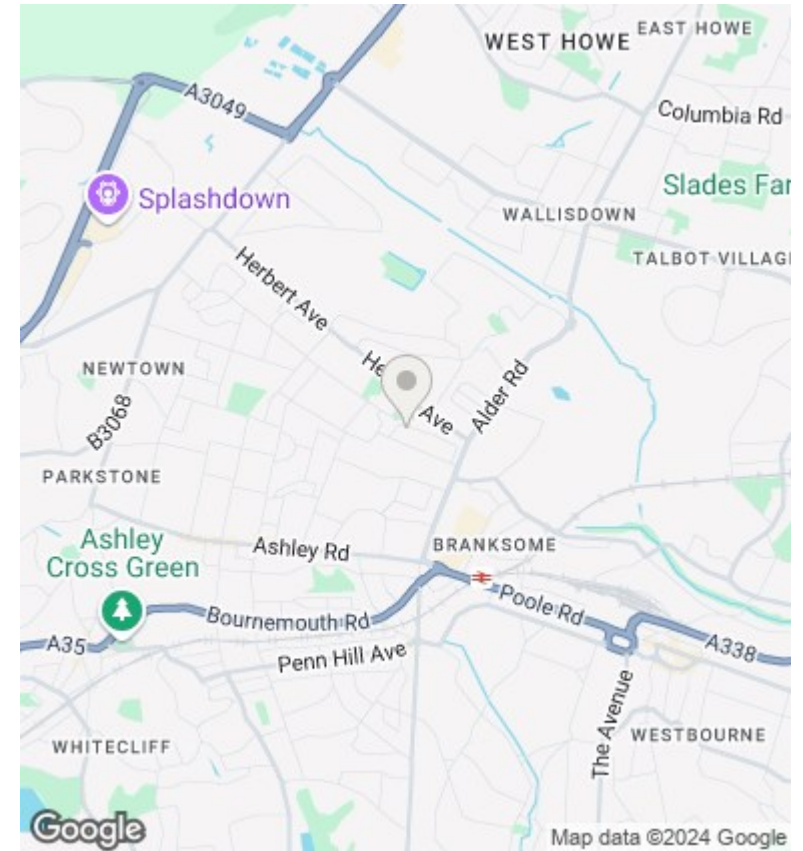
Council Tax Band - C







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 Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

## Council Tax Band

C

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	