



Phyldon Road, Parkstone, Poole, BH12 3DQ

£425,000

- Four Bedrooms
- Two Reception Rooms
- UPVC Conservatory
- Gas Central Heating
- Good Size Rear Garden
- Spacious Detached Family House
- Bathroom & Shower Room
- Double Glazing
- Large Double Length Garage
- Close To Amenities

SPACIOUS FOUR BEDROOM / TWO RECEPTION ROOM DETACHED FAMILY HOUSE WITH DOUBLE LENGTH GARAGE >>> Greys Estate Agents are delighted to offer for sale this spacious detached house situated in the popular Phylton Road in Parkstone, Poole. The property comprises: Four bedrooms, two reception rooms, UPVC conservatory, kitchen, family bathroom and a separate shower room. Other benefits include UPVC double glazing, gas central heating, large double length garage and a good size rear garden.

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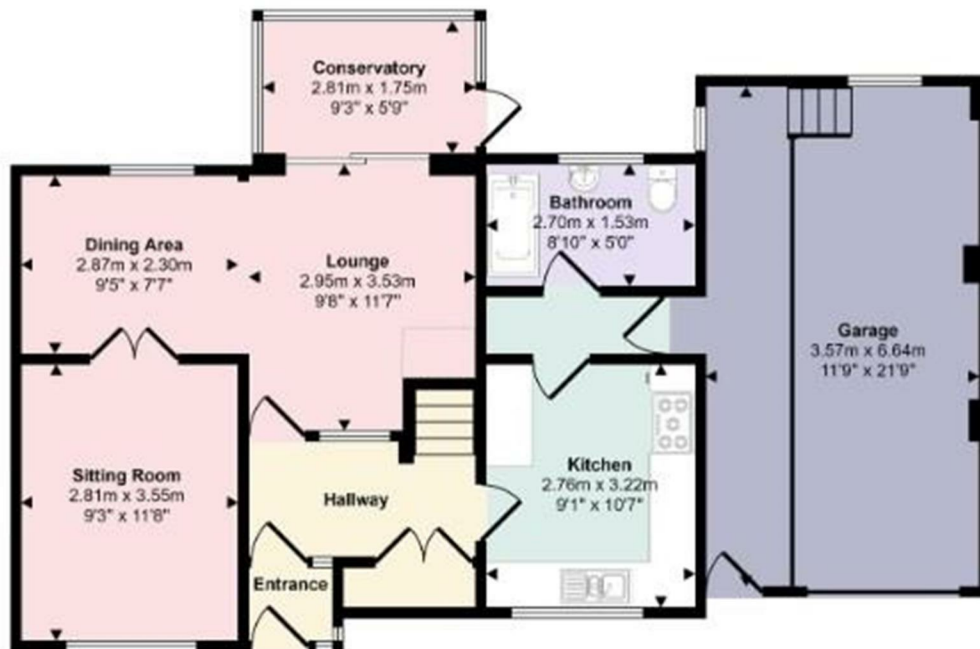
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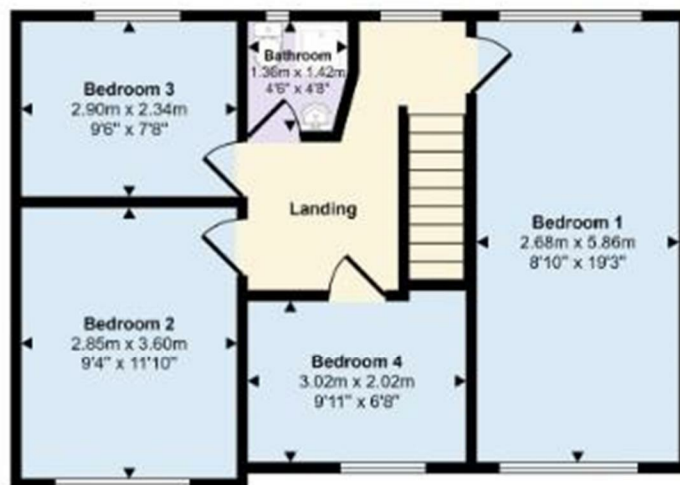
Council Tax Band: C



Approx Gross Internal Area
135 sq m / 1451 sq ft



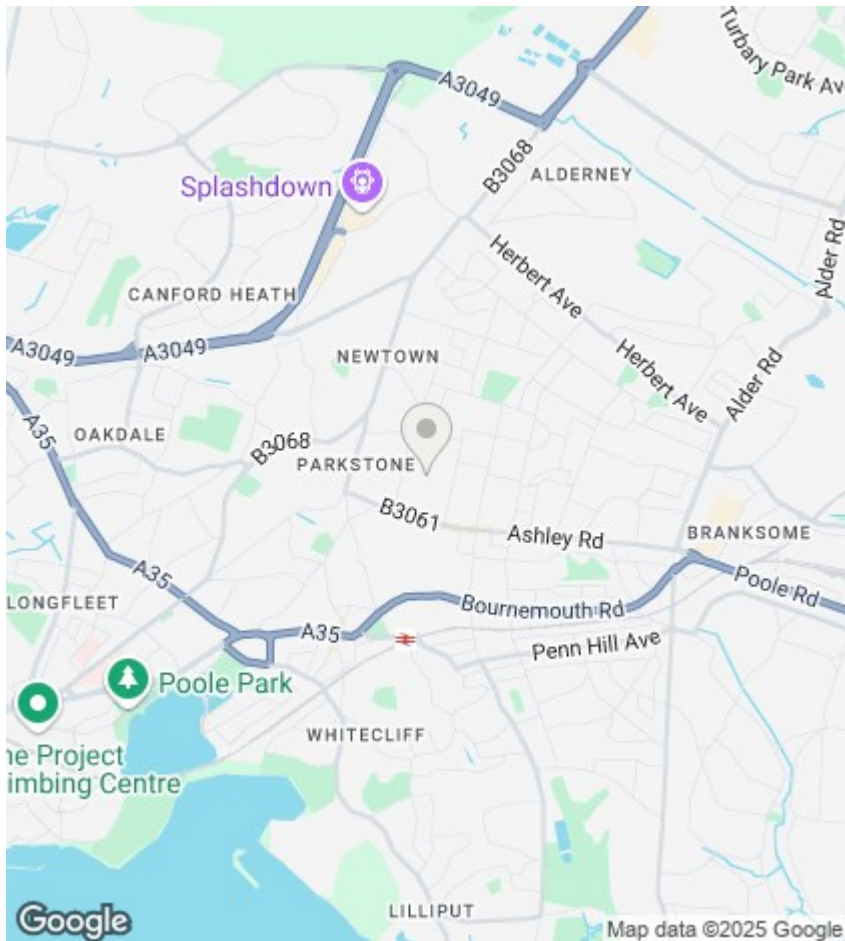
Ground Floor
Approx 82 sq m / 886 sq ft



First Floor
Approx 52 sq m / 564 sq ft







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		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 