



**Kimmeridge Avenue, Poole, BH12 3NS**

**£280,000**

- Three Bedrooms
- Requiring General Modernisation
- Ample Driveway / Off Road Parking
- Kitchen Plus Utility Room
- No Forward Chain
- Semi Detached House
- Tremendous Potential
- Downstairs Toilet
- Front And Rear Gardens
- Early Viewing Strongly Advised!



# Kimmeridge Avenue, Poole BH12 3NS

TREMENDOUS POTENTIAL / GOOD SIZED THREE BEDROOM FAMILY HOUSE / NO FORWARD CHAIN >>> GREYS Estate Agents are favoured with instructions on this semi detached home situated in a sought after residential road in Parkstone. The accommodation comprises three bedrooms, lounge / diner, kitchen, utility room, downstairs toilet and a bathroom with separate w.c. Requiring general modernisation, this property does offer great potential. Further benefits include part UPVC double glazing, ample driveway / off road parking and front and rear gardens. NO FORWARD CHAIN! For further information, or to arrange a viewing, please contact Greys of Parkstone.



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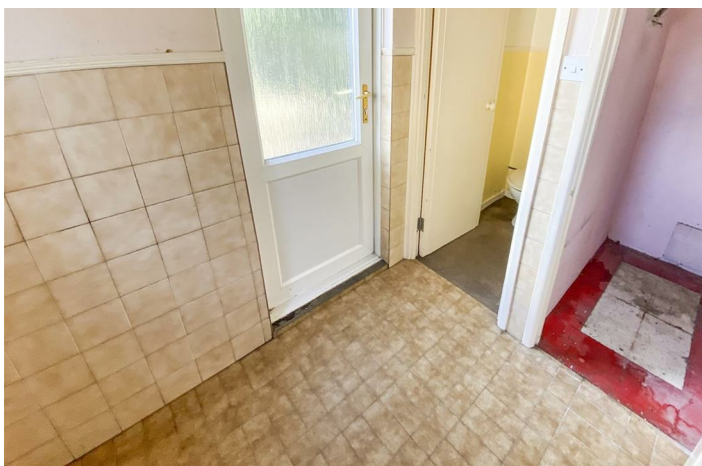


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Council Tax Band: C



Entrance Hall

Lounge / Diner

17'0" x 10'9" (5.2 x 3.3)

Kitchen

11'1" x 9'6" (3.4 x 2.9)

Utility Room

6'2" x 5'6" (1.9 x 1.7)

Downstairs Toilet

Landing

Bedroom One

12'5" x 11'1" (3.8 x 3.4)

Bedroom Two

10'2" x 9'6" (3.1 x 2.9)

Bedroom Three

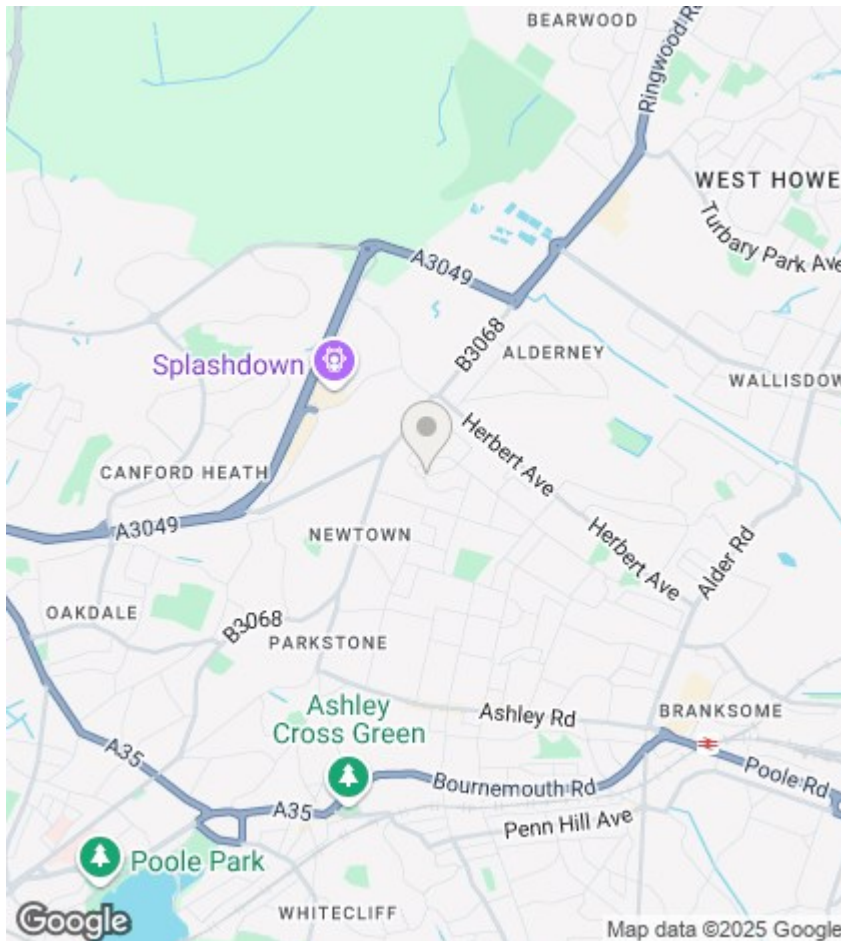
10'9" x 6'10" (3.3 x 2.1)

Bathroom

Separate W.C.

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

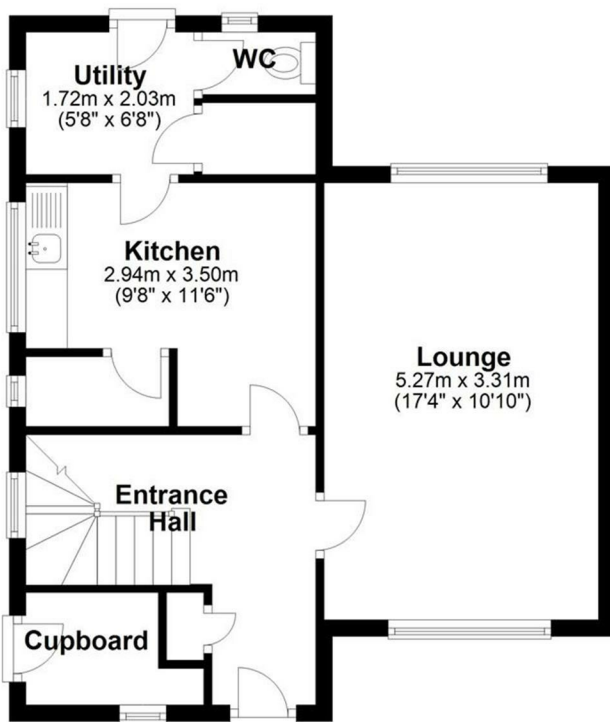
Viewings by arrangement only. Call 01202 749390 to make an appointment.

## EPC Rating:

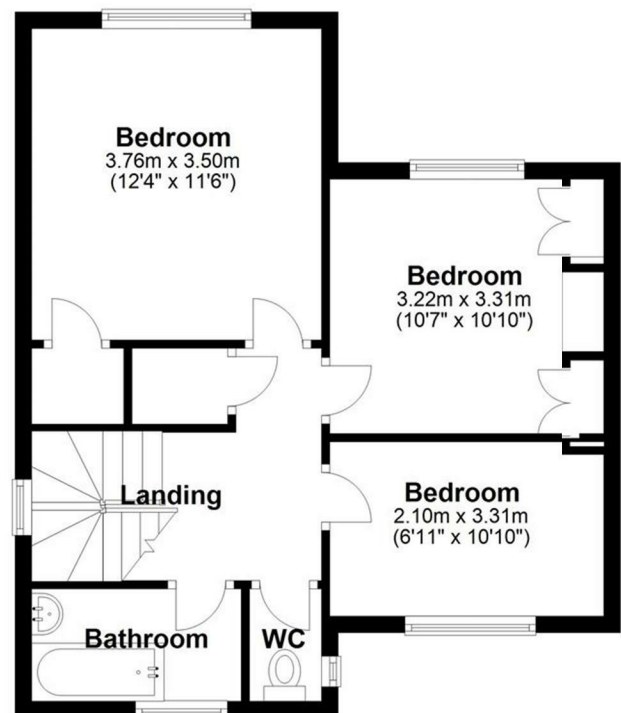
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Ground Floor



### First Floor



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