



Kinson Avenue, Poole, BH15 3PH

Asking Price

- Two Bedrooms
- No Forward Chain
- Off-Road Parking
- Favoured School Catchment
- Gas Central Heating

- Detached Bungalow
- Sought After Location
- Enclosed Rear Garden
- UPVC Double Glazing
- Viewings Recommended!

£315,000

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NO FORWARD CHAIN / TWO BEDROOM DETACHED BUNGALOW / OFF-ROAD PARKING / SOUGHT AFTER LOCATION >>> Greys Estate Agents are pleased to offer for sale this two bedroom detached bungalow situated in Kinson Avenue, Poole. The property comprises; Two bedrooms, lounge/diner, kitchen and family bathroom. Further benefits include a private enclosed rear garden with outhouse, ample off-road parking, UPVC double glazing, and gas central heating. For more information, or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: C



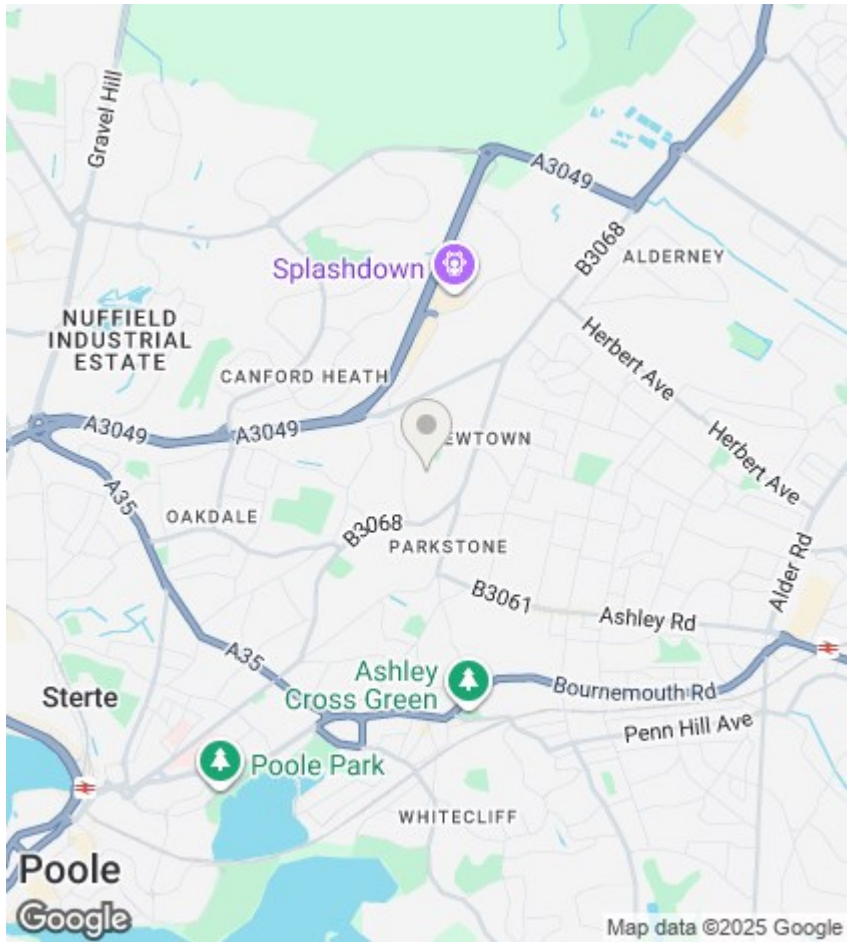
Lounge/Diner
(4.10m x 3.70m)

Kitchen
(3.00m x 2.70m)

Bedroom One
(4.05m x 3.00m)

Bedroom Two
(3.25m x 2.00m)

Bathroom
(2.05m x 1.80m)



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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

