



Dereham Way, Poole, BH12 1LZ

£345,000

- Three Bedrooms
- South Facing Garden
- Conservatory
- Downstairs Toilet
- Some General Updating Required
- Detached Chalet Style House
- Lounge / Separate Diner
- Kitchen / Breakfast Room
- Garage / Off Road Parking
- No Forward Chain / Early Viewing Strongly Advised

Dereham Way, Poole, BH12 1LZ

NO FORWARD CHAIN / THREE BEDROOMS / WELL PRESENTED CHALET STYLE HOUSE >>> Greys Estate Agents are delighted to be appointed on this spacious detached family home situated in Poole. The accommodation comprises three bedrooms, lounge, separate diner, conservatory, kitchen / breakfast room, downstairs toilet, shower room, off road parking, garage and a pleasant south facing rear garden. The property further benefits from UPVC double glazed windows, gas central heating and a convenient position close to all amenities and near Branksome Recreation Park. We encourage an internal inspection to appreciate this property. NO FORWARD CHAIN. To arrange a viewing, or for further information, please contact Greys of Parkstone.



Council Tax Band: D



Entrance Hall

Downstairs Toilet

Lounge

16'1" x 12'2" (4.91m x 3.72m)

Diner

11'9" x 11'3" (3.60m x 3.45m)

Conservatory

12'0" x 8'3" (3.67m x 2.52m)

Kitchen

13'5" x 10'6" (4.11m x 3.22m)

Bedroom One

15'0" max x 34'9" (4.59m max x 10.6m)

Bedroom Two

11'11" x 8'10" (3.64m x 2.70m)

Bedroom Three

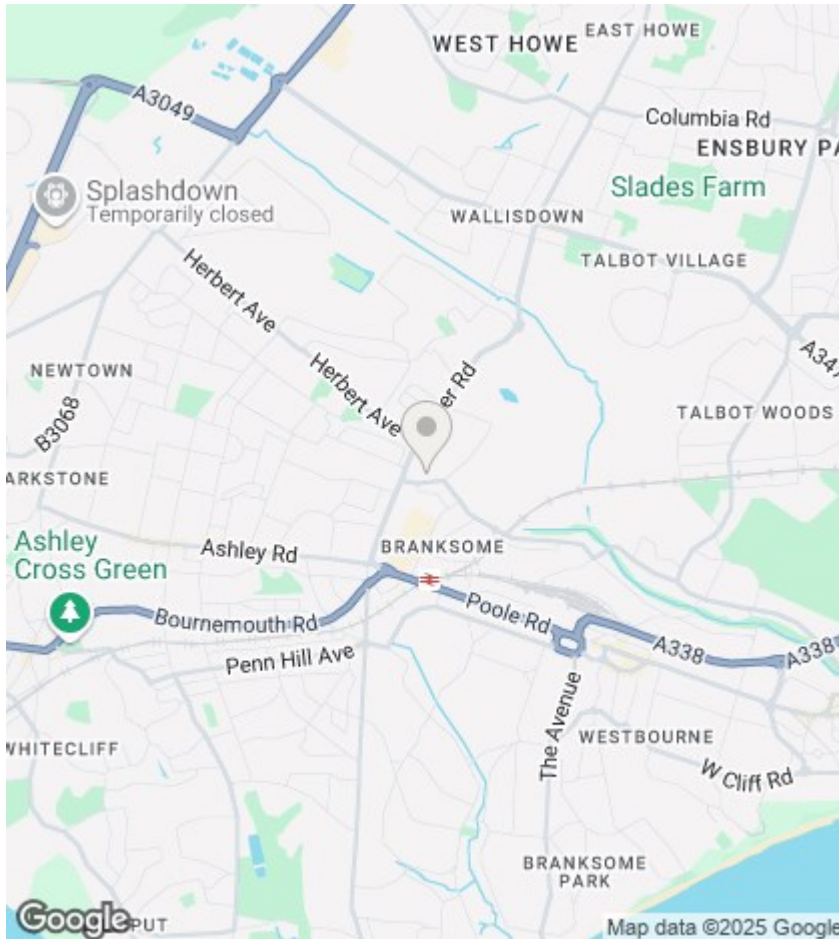
11'8" x 8'10" (3.56m x 2.71m)

Shower Room

7'1" x 7'1" max (2.16m x 2.16m max)

Detached Garage

Council Tax Band D



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		80
(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

Approx Gross Internal Area
108 sq m / 1146 sq ft



Ground Floor
Approx 64 sq m / 693 sq ft



First Floor
Approx 42 sq m / 453 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.