



Cheltenham Road, Poole, BH12 2ND

- Three Bedrooms
- Well Presented Throughout
- Utility Room
- Superb South Facing Garden
- Close To Ashley Road Shops / Bus Routes

- Semi Detached House
- Open Plan Kitchen / Diner
- Fitted wardrobes To All Bedrooms
- Gas Central Heating / UPVC Double Glazing
- Early Viewing Strongly Advised

**£329,950**



# Cheltenham Road, Poole BH12 2ND

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE / SOUTH FACING REAR GARDEN / IDEAL FAMILY HOME / NO FORWARD CHAIN >>> Greys Estate Agents are delighted to offer for sale this beautifully presented semi-detached house situated in Cheltenham Road in Parkstone, Poole. The property comprises: Three bedrooms, lounge, open plan kitchen / diner, utility room and a family bathroom. Other benefits include UPVC double glazing, gas central heating and a good size South facing rear garden. NO FORWARD CHAIN! To arrange a viewing, or for further information, please contact Greys Estate Agents.



3



1



2



D

Council Tax Band: C



#### Lounge

11'9" x 16'0" (3.6m x 4.9m)

#### Open Plan Kitchen / Diner

16'4" max x 16'0" (5.0m max x 4.9m )

#### Utility Room

25'3" x 3'7" (7.7m x 1.1m)

#### Bedroom One

11'9" max x 9'10" (3.6m max x 3.0m )

#### Bedroom Two

11'9" x 9'10" (3.6m x 3.0)

#### Bedroom Three

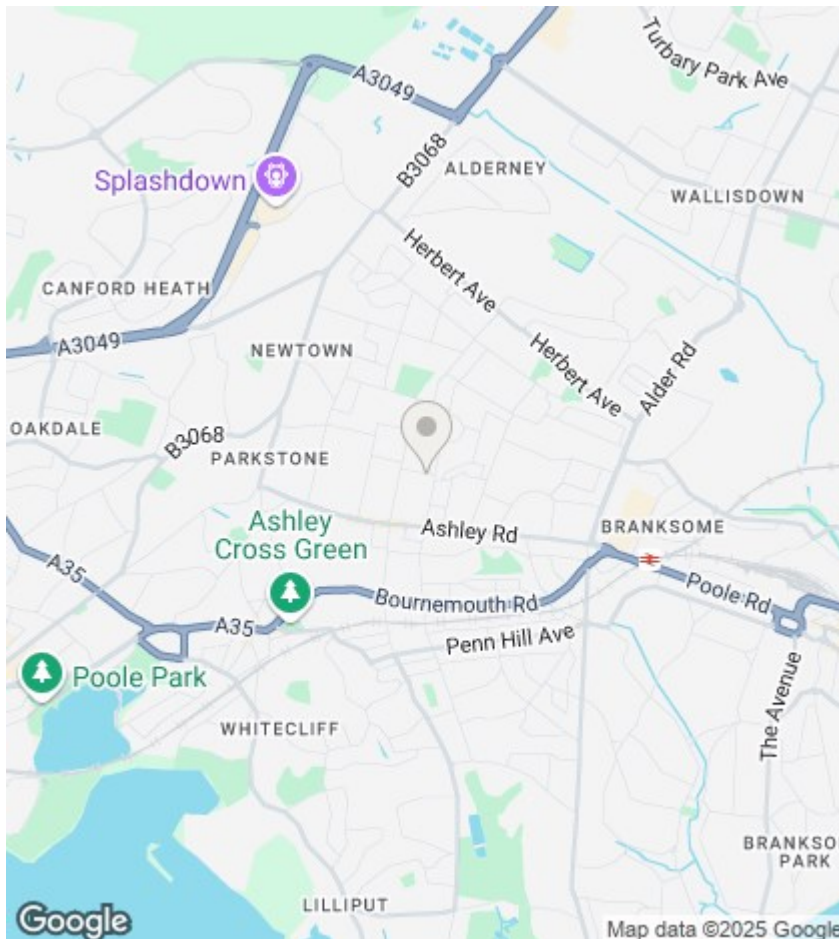
8'2" x 5'6" (2.5m x 1.7m)

#### Bathroom

5'6" x 5'6" (1.7m x 1.7m)

#### 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.

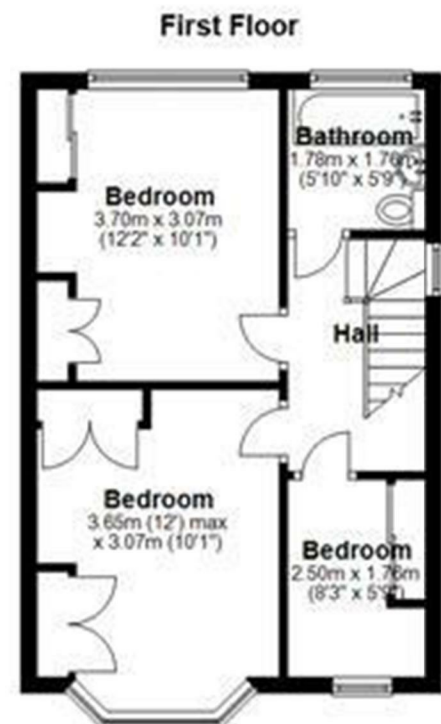
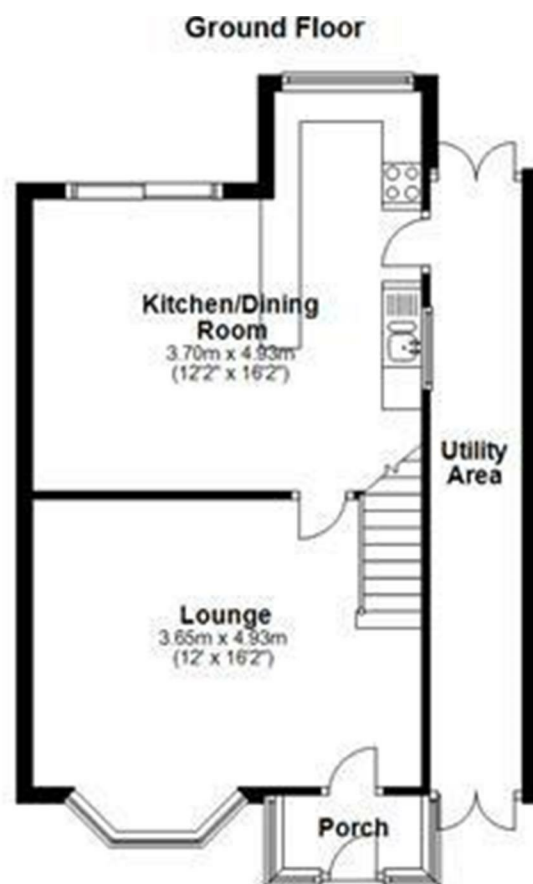
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	



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.