



Victoria Crescent, Parkstone, Poole, BH12 2JQ

Asking Price

- Three Double Bedrooms
- Two Reception Rooms
- Driveway Providing ORP
- Separate Utility Room
- Gas Central Heating

- Semi-Detached House
- South Facing Rear Garden
- Modern Kitchen
- UPVC Double Glazing
- Viewings Recommended!

£365,000

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THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE / TWO RECEPTION ROOMS / AMPLE OFF-ROAD PARKING / SOUTH FACING REAR GARDEN >>> Greys Estate Agents are delighted to offer for sale this well presented semi-detached house in Victoria Crescent, Parkstone in Poole. The property comprises; Three double bedrooms, lounge, dining room, modern kitchen, family bathroom, and separate utility room and toilet. Further benefits include a private enclosed south facing garden, driveway providing ample off-road parking, UPVC double glazing and gas central heating. For further information, or to arrange a viewing please contact Greys of Parkstone.



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Council Tax Band: C



Lounge

(3.65m x 3.20m)

Dining Room

(3.70m x 3.40m)

Kitchen

(2.90m x 2.40m)

Bedroom One

(3.85m x 2.65m)

Bedroom Two

(3.80m x 2.70m)

Bedroom Three

(2.90m x 2.40m)

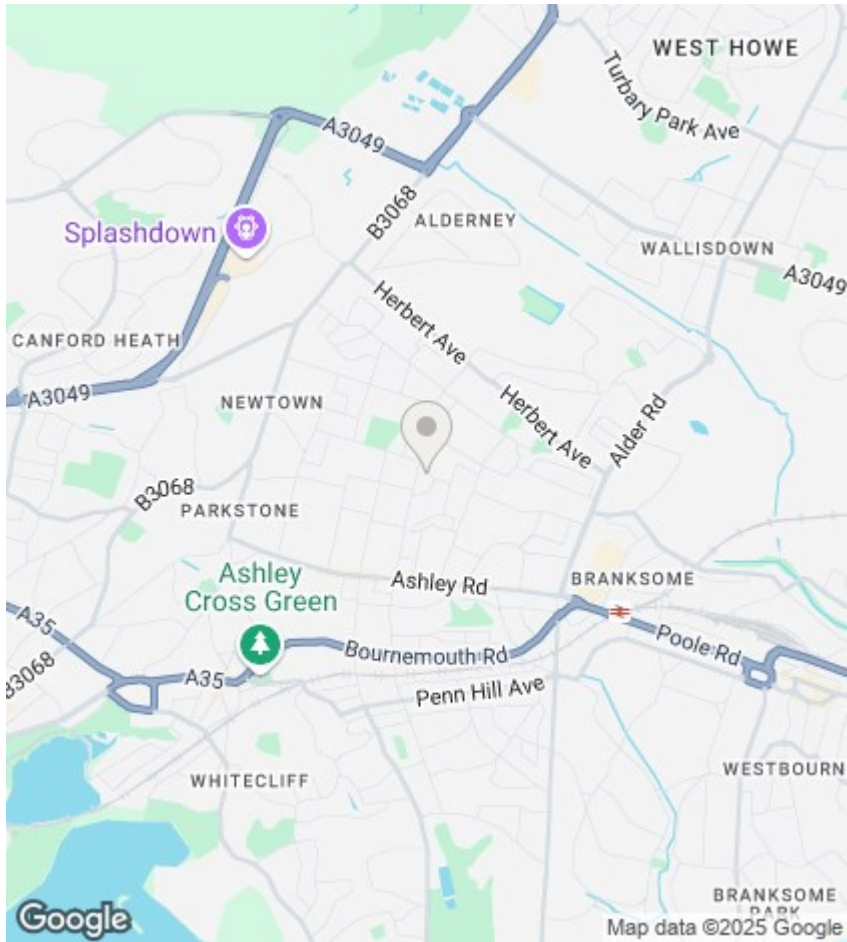
Bathroom

(2.45m x 1.45m)

Utility Room

(2.25m x 1.65m)





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

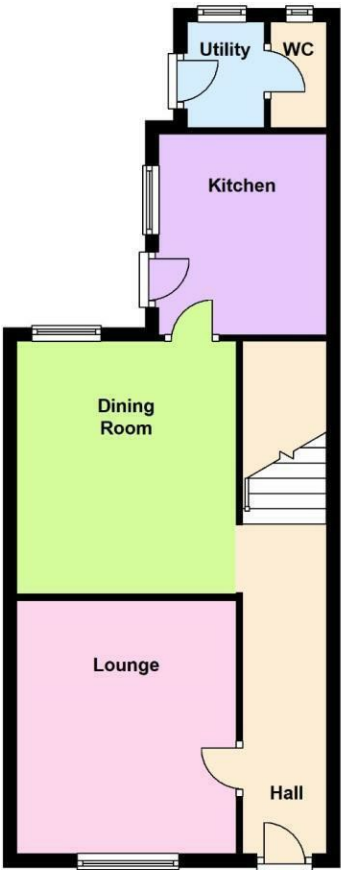
Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

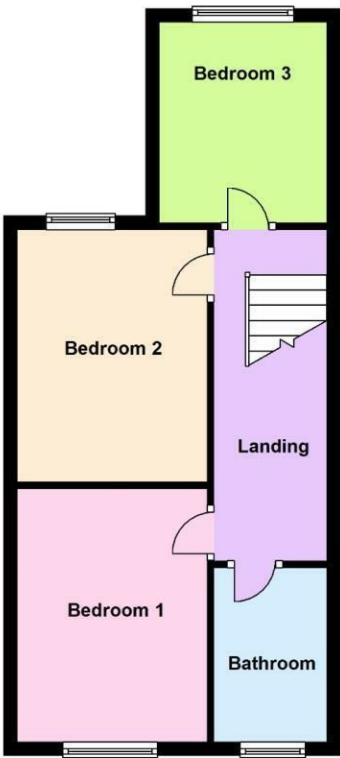
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 470.6 sq. feet



First Floor
Approx. 435.4 sq. feet



Total area: approx. 906.0 sq. feet