



**Tyneham Avenue, Poole, BH12 3NY**

**Asking Price £325,000**

- Three Bedrooms
- Through Lounge / Diner
- Downstairs Toilet
- Family Bathroom
- No Forward Chain
- Semi Detached House
- Kitchen With Sep. Utility Room
- Study
- Ample Driveway / Parking
- Early Viewing Strongly Advised



# Tyneham Avenue, Poole BH12 3NY

NO FORWARD CHAIN / THREE GOOD SIZED BEDROOMS / TWO RECEPTION ROOMS >>> Greys Estate Agents are delighted to offer for sale this well presented and very spacious semi detached house situated in a popular position in Parkstone, Poole. The property comprises: Three good sized bedrooms, lounge, dining room, kitchen, utility room, downstairs toilet, study and bathroom (with a shower and bath). Other benefits include UPVC double glazing, gas central heating, a pleasant rear garden and an ample driveway providing off road parking. For further information, or to arrange a viewing, please contact Greys.

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Council Tax Band: C



## Entrance Hall

### Study

6'9" x 4'3" (2.06m x 1.3m)

### Lounge / Diner

30'10" x 10'9" overall (9.4m x 3.3m overall)

### Lounge

17'4" x 10'9" (5.3m x 3.3m)

### Diner

12'1" x 10'5" (3.7m x 3.2m)

### Kitchen

11'3" 9'6" (3.45m 2.9m)

### Utility Room

6'2" x 5'2" (1.9m x 1.6m)

## Downstairs Toilet

## Landing

### Bedroom One

12'9" x 11'1" (3.9m x 3.4m)

### Bedroom Two

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

### Bedroom Three

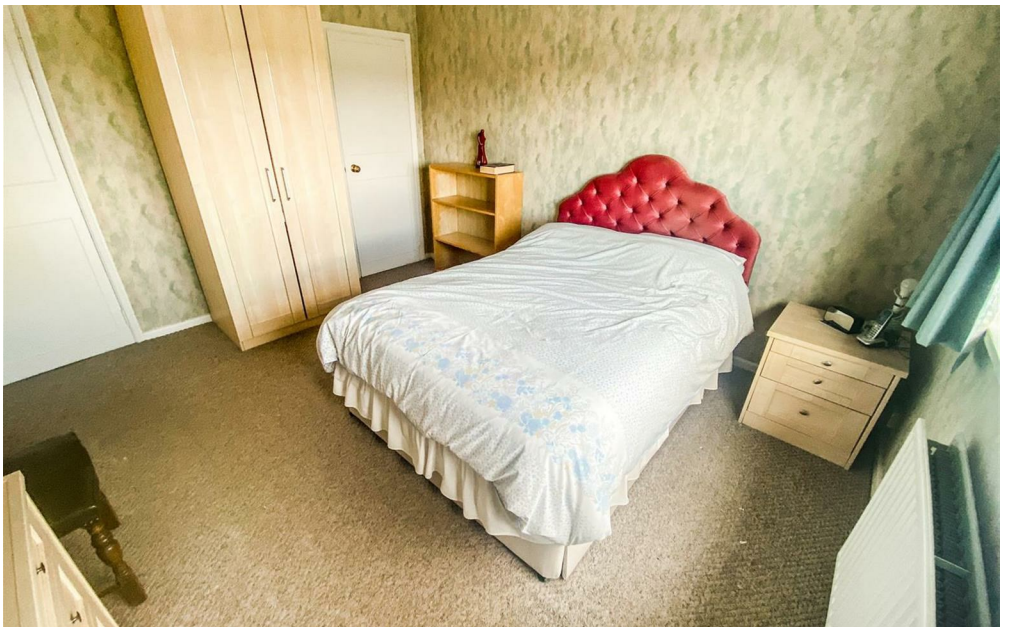
10'2" x 6'10" (3.1m x 2.1m)

### Bathroom

11'1" x 6'2" max (3.4m x 1.9m max)

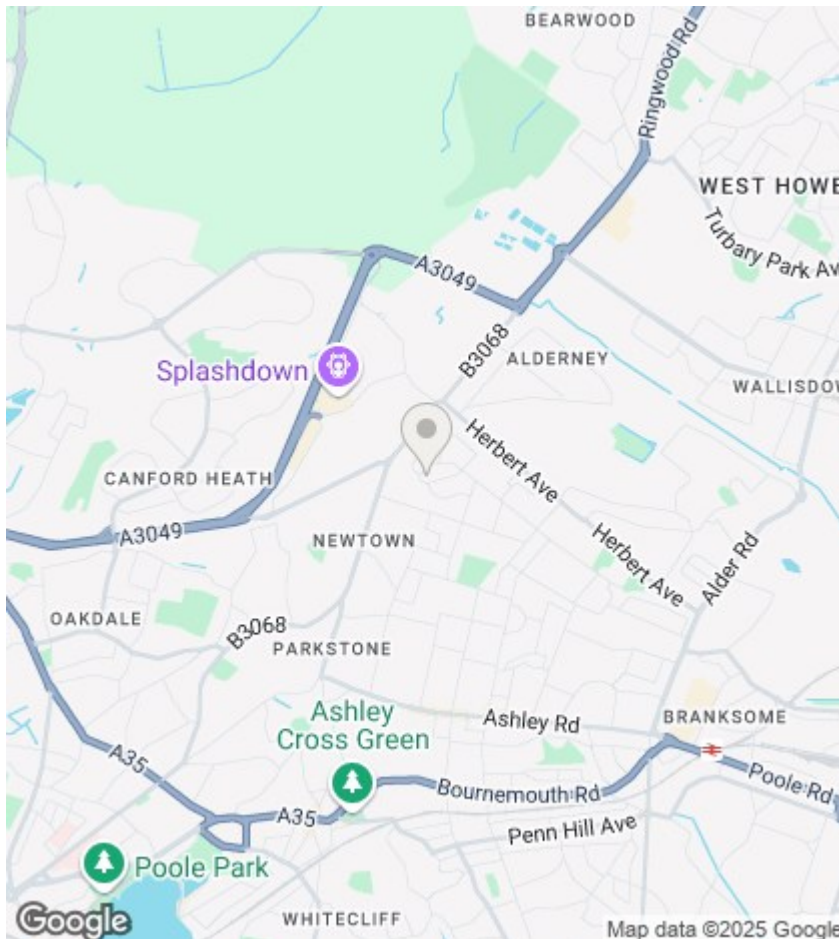
## Council Tax Band - C











## 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.

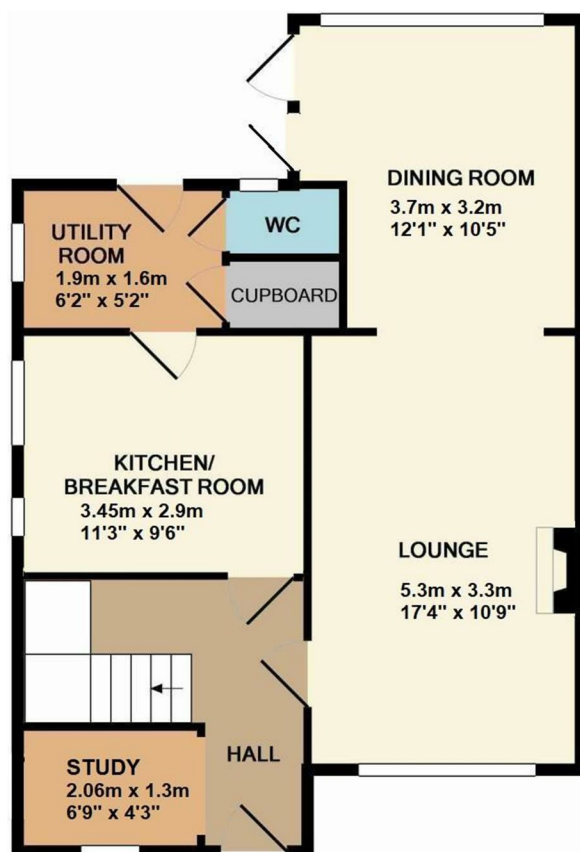
## Viewings

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

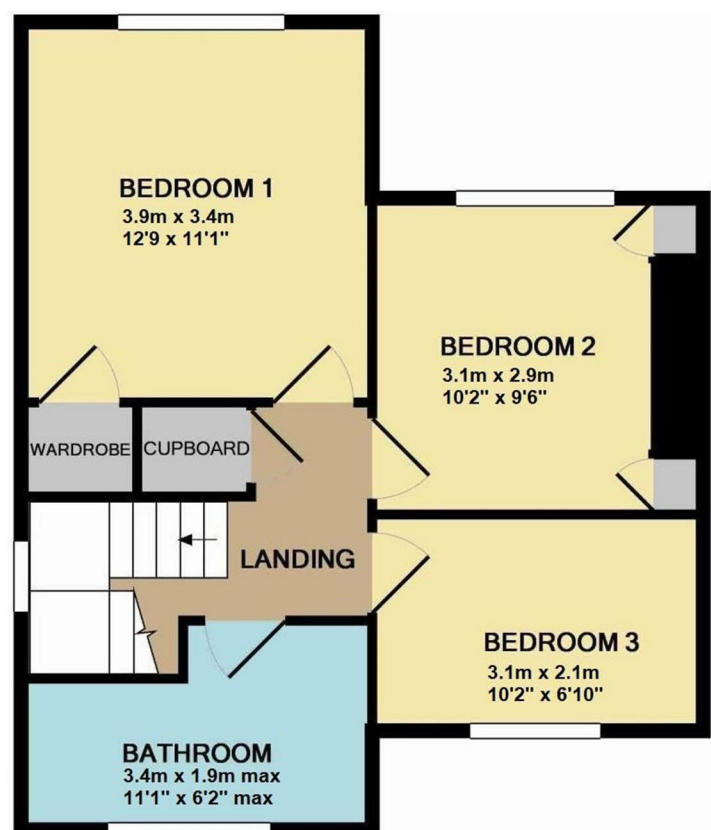
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>	64	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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



1ST FLOOR