



Livingstone Road, Poole, BH12 3DU

Offers In Excess Of £400,000

- Three Bedrooms
- L-Shaped Lounge/Diner/Kitchen
- Downstairs Cloakroom
- Driveway/Ample Off Road Parking
- Well Presented Throughout
- Detached Family House
- Conservatory
- Garden Room With Power
- Gas Central Heating/UPVC Double Glazing
- Early Viewing Strongly Advised

Livingstone Road, Poole BH12 3DU

A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOUSE >>> Greys Estate Agents are delighted to offer for sale this well presented detached house with an L-shaped lounge / diner and kitchen area plus a conservatory leading onto a delightful rear garden which backs onto Turner's Field. Other benefits include a downstairs cloakroom, gas central heating, UPVC double glazing, driveway / ample off road parking and a garden room with power. For further information, or to arrange a viewing please contact Greys



Council Tax Band: C



Entrance Hall

Downstairs W.C.

Lounge

11'5" x 10'5" (3.48m x 3.20m)

Dining Room

11'5" x 10'5" (3.48m x 3.20m)

Conservatory

7'4" x 7'4" (2.24m x 2.24m)

Kitchen

8'0" x 7'4" (2.44m x 2.24m)

Landing

Bedroom One

13'5" x 10'7" (4.09m x 3.23m)

Bedroom Two

11'6" x 10'7" (3.51m x 3.23m)

Bedroom Three

6'0" x 6'0" (1.83m x 1.83m)

Bathroom

8'0" x 6'5" (2.46m x 1.96m)

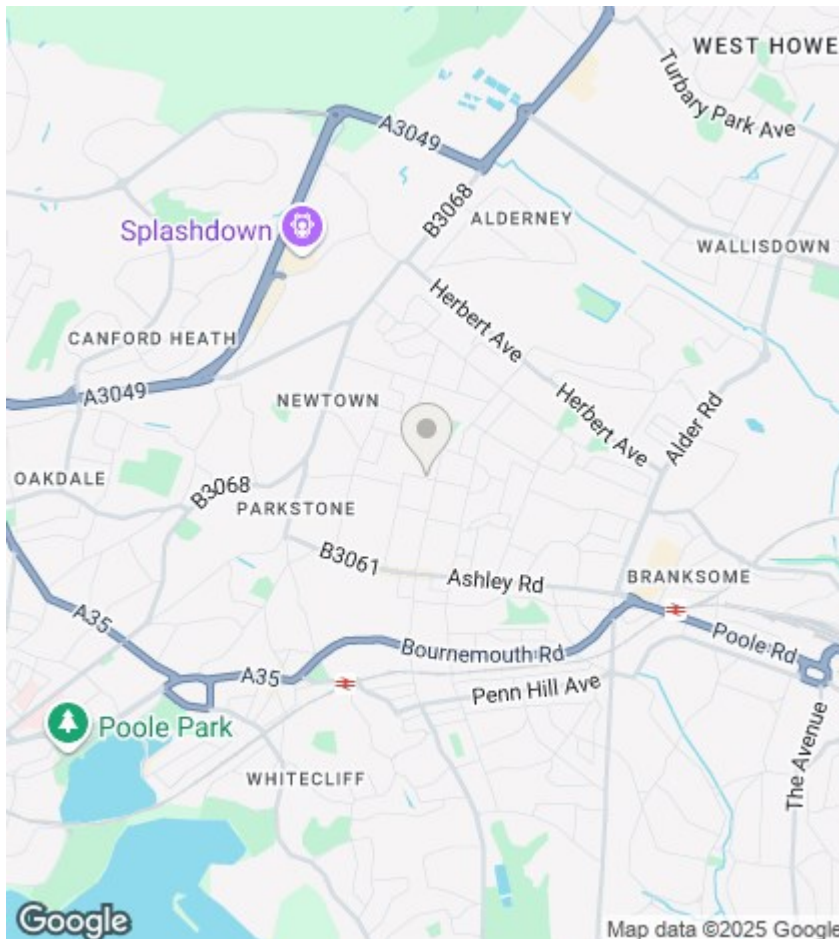
Garden Room

17'0" x 12'1" (5.2m x 3.7m)

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.