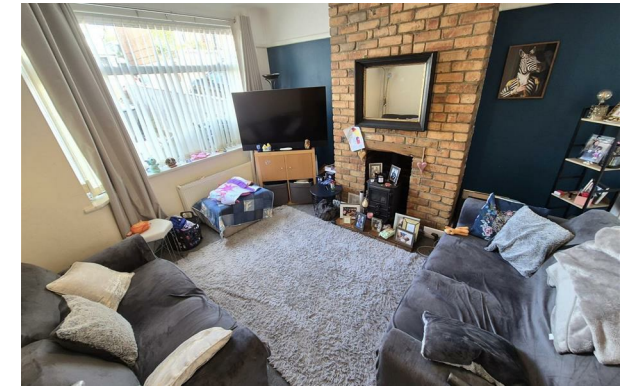




109 Victoria Road, Poole, BH12 3AB

£345,000

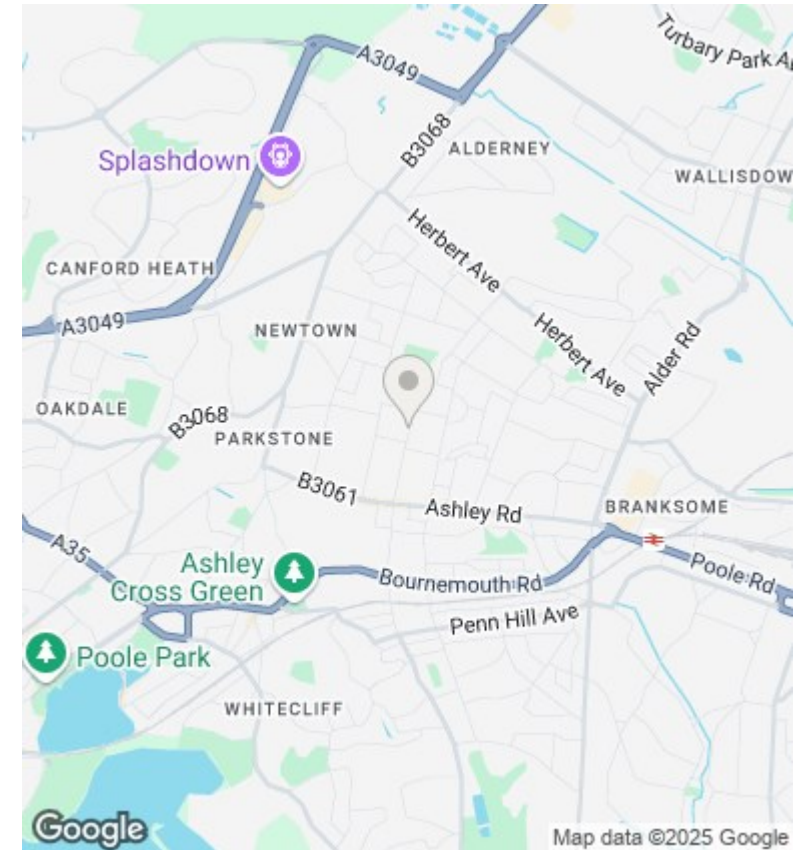
- Three Bedrooms
- UPVC Double Glazing
- Good Size Westerly Garden
- Close To Amenities
- Semi Detached House
- Gas Central Heating
- Driveway With ORP
- Two Reception Rooms
- Cosmetic Updating Required
- Ideal Family Home



Total area: approx. 113.7 sq. metres (1223.9 sq. feet)

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 please visit www.bournemouthenergy.co.uk (Tel: 01202 556006).

Plan produced using PlanUp.



Directions

Viewings

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

Council Tax Band

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	