



## Cottage Gardens, Parkstone, Poole, BH12 3DL

- Two Double Bedrooms
- No Forward Chain
- Off-Road Parking
- External Garage
- Gas Central Heating
- Semi-Detached House
- South Facing Rear Garden
- Quiet Cul De Sac Location
- UPVC Double Glazing
- Viewings Recommended!

Asking Price

**£299,950**

# Cottage Gardens, Parkstone, Poole, BH12 3DL

NO FORWARD CHAIN / TWO BEDROOM SEMI-DETACHED HOUSE / SOUTH FACING REAR GARDEN / QUIET CUL DE SAC LOCATION >>> Greys Estate Agents are delighted to offer for sale this beautifully situated two double bedroom semi-detached house in Cottage Gardens, Parkstone, Poole. The property comprises; Two double bedrooms, lounge/diner, modern kitchen and family bathroom. Further benefits include a private enclosed south facing garden, external garage, ample off-road parking, UPVC double glazing and gas central heating. For further information, or to arrange a viewing, please contact Greys of Parkstone.



2



1



1



C

Council Tax Band: C





**Lounge/Diner**  
(4.60m x 3.55m)

**Kitchen**  
(3.00m x 1.80m)

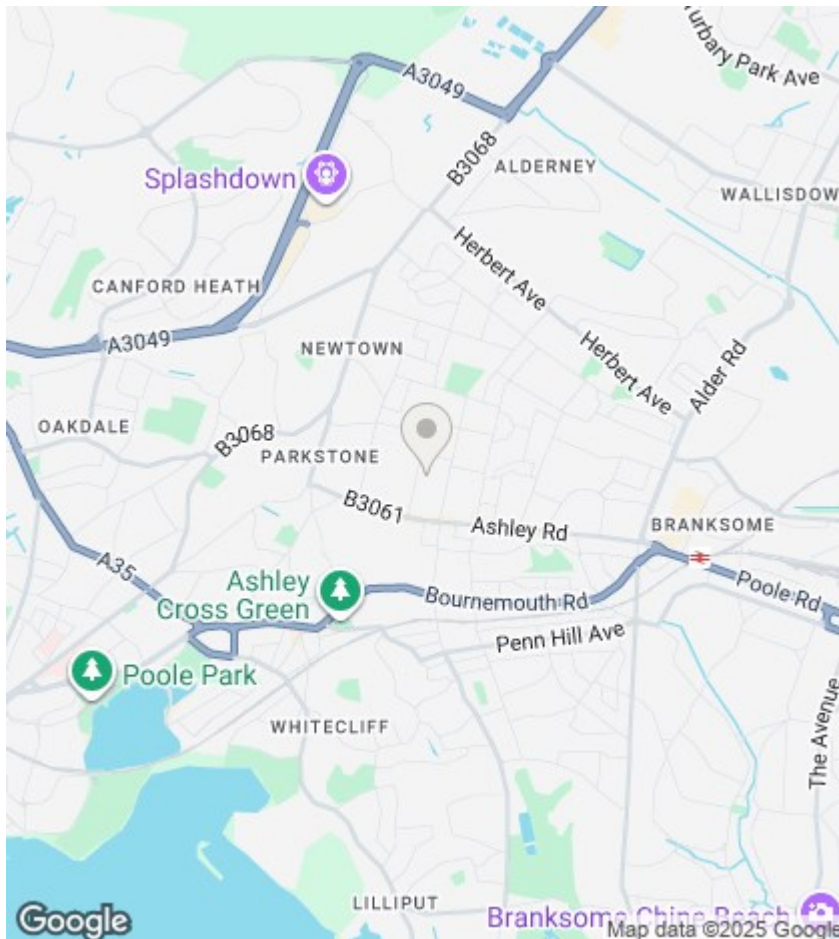
**Bedroom One**  
(3.55m x 2.70m)

**Bedroom Two**  
(2.75m x 2.55m)

**Bathroom**  
(2.05m x 1.70m)

**Garage**  
(5.30m x 2.60m)





## 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) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(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

