



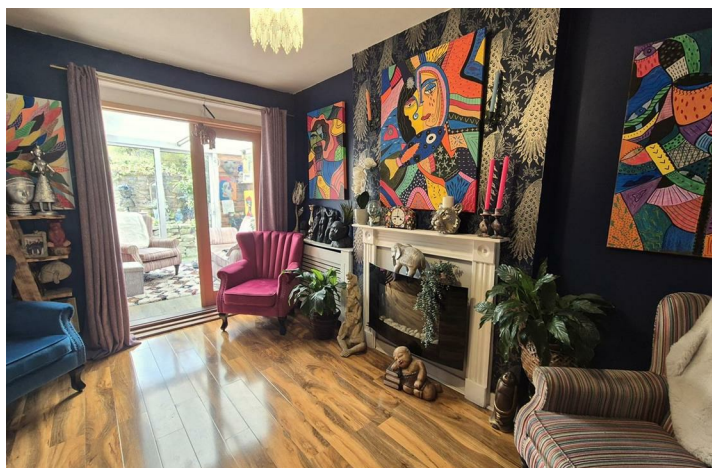
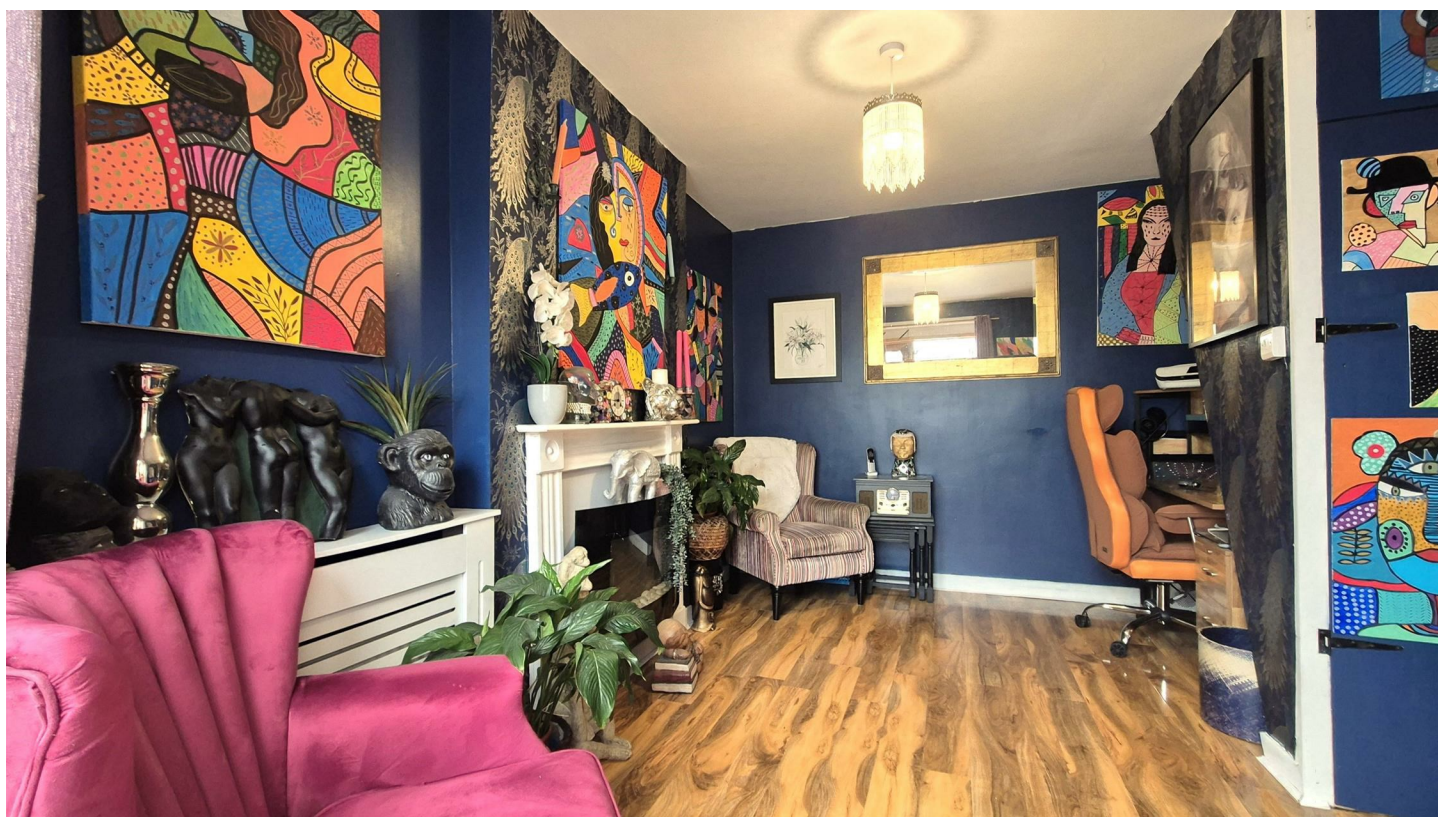
Sylvan Road, Poole, BH12 3BX

£315,000

- Two Double Bedrooms
- Two Reception Rooms
- UPVC Double Glazing
- Useful Utility Room
- Popular Location
- Spacious Detached Bungalow
- Conservatory
- Gas Central Heating
- Southerly Rear Garden
- Driveway With ORP



Greys Estate Agents are delighted to offer for sale this spacious detached bungalow situated in the popular Sylvan Road in Parkstone, Poole. The property comprises: Two double bedrooms, open plan kitchen / living area, a separate lounge, a conservatory, shower room and boarded loft space with a Velux style window. Other benefits include a useful utility area, UPVC double glazing, gas central heating, Southerly rear garden and a driveway providing off road parking.



Open Plan Kitchen & Living Area  
14'10" x 11'1" max

Lounge / Reception Room  
14'10" x 11'1"

Conservatory  
7'11" x 7'2"

Side Porch / Utility Area  
21'10" x 5'5"

Bedroom One  
14'10" x 11'1"

Bedroom Two  
10'10" x 10'9"

Boarded Loft Space  
13'1" x 10'1"

Shed / Workshop  
11'1" x 5'1"



Ground Floor

First Floor

Produced by Elements Property

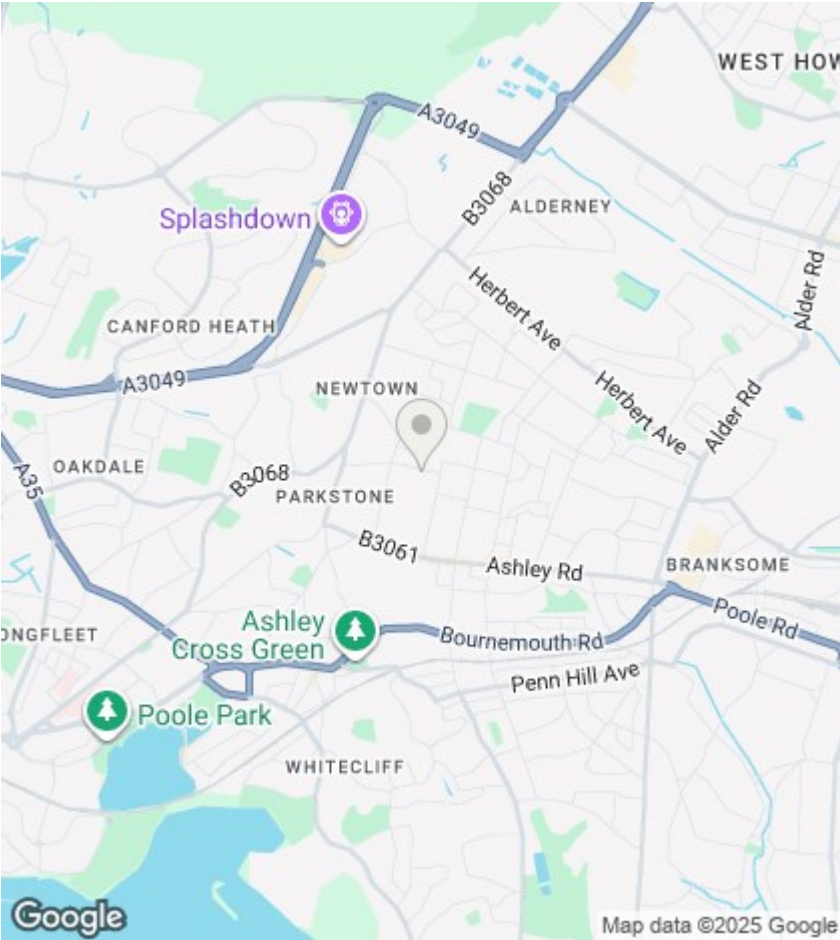












Viewings

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) A                                 |         | 86                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 67      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |