



Granville Road, Parkstone, Poole, BH12 3BG

- Semi-Detached House
- Downstairs Cloakroom
- Driveway Providing ORP
- UPVC Double Glazing
- Refurbished Throughout
- Three Bedrooms
- Front & Rear Gardens
- Separate Garage
- Gas Central Heating
- Close To Amenities

Offers Over

£315,000

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THREE BEDROOM SEMI-DETACHED HOUSE / NO FORWARD CHAIN / RECENTLY REFURBISHED THROUGHOUT / VIEWING HIGHLY RECOMMENDED >>> Greys Estate Agents are delighted to offer for sale this three bedroom semi-detached house situated in Granville Road, Poole. The property comprises; Three bedrooms, lounge/diner, large newly fitted kitchen, family bathroom and downstairs cloakroom. Further benefits include both front and rear gardens, driveway providing off-road parking for several vehicles, a separate garage, UPVC double glazing and gas central heating. For further information, or to arrange a viewing please contact Greys of Parkstone.



Council Tax Band: C



Lounge/Diner
(4.30m x 4.10m)

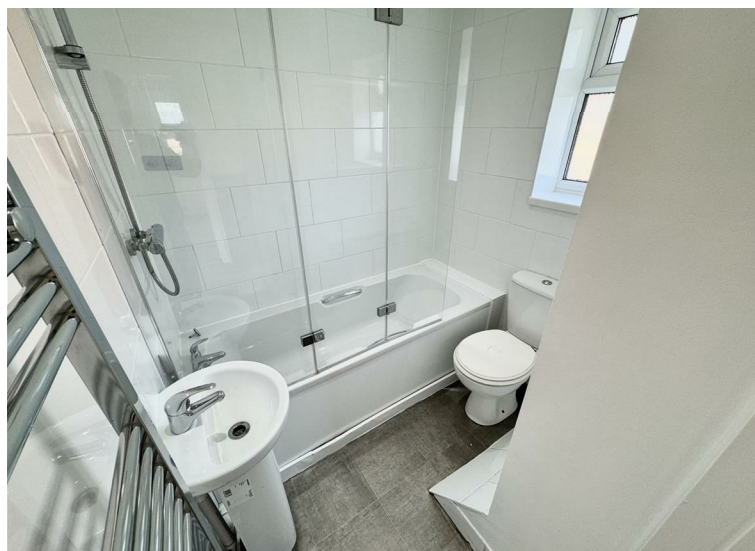
Kitchen
(4.50m x 2.70m)

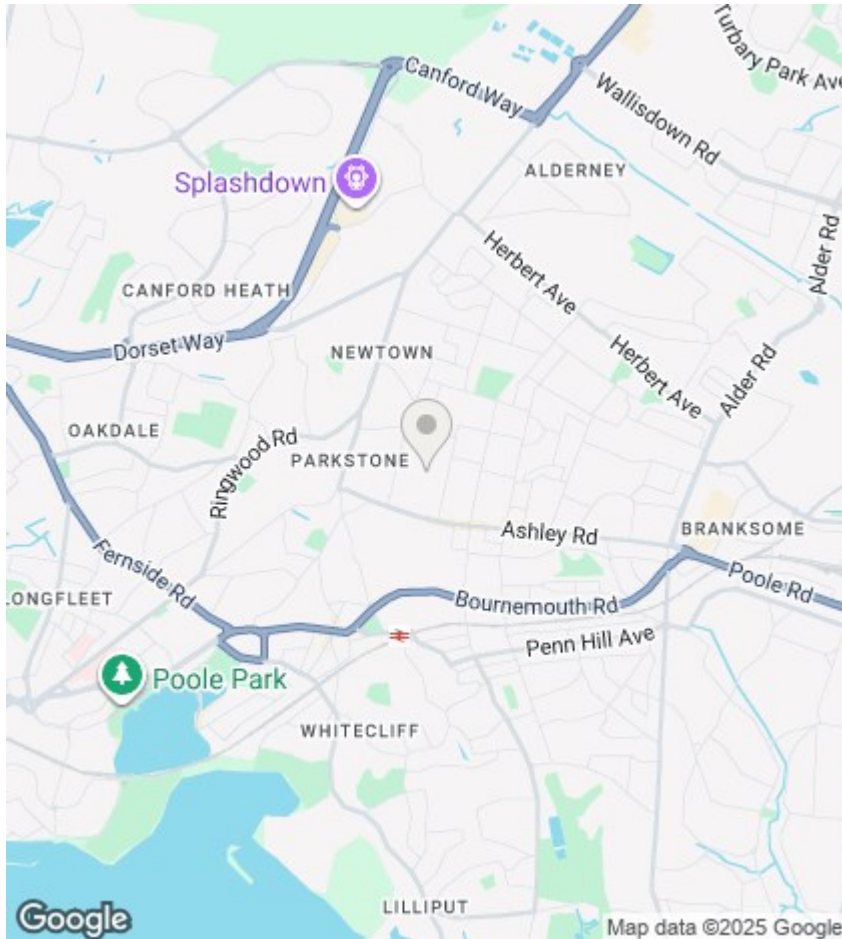
Bedroom One
(3.70m x 3.20m)

Bedroom Two
(3.50m x 3.00m)

Bedroom Three
(2.80m x 2.20m)

Bathroom
(1.80m x 1.70m)





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) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

