



Sunnyhill Road, Poole, BH12 2DH

Asking Price £310,000

- Two Double Bedrooms
- Beautifully Presented
- Modern Kitchen & Utility Area
- Ample Off Road Parking
- Close To Ashley Road
- Semi Detached Character Cottage
- Lounge / Diner
- Modern Bathroom
- Pleasant Garden
- Early Viewing Strongly Advised!

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BEAUTIFULLY PRESENTED SEMI DETACHED COTTAGE / AMPLE OFF ROAD PARKING >>> Greys Estate Agents are delighted to offer for sale this beautifully presented semi detached house pleasantly positioned up a quiet lane just a few minutes walk from Ashley Road. Comprising: modern kitchen, utility area, lounge / dining room two bedrooms, modern bathroom, gas central heating, UPVC double glazing, lovely garden plus patio and off road parking for two vehicles. We strongly encourage early internal viewings. To arrange or for further information, please contact GREYS of Parkstone.



2



1



1



C

Council Tax Band: B



Kitchen
11'5" x 7'10" (3.5m x 2.4m)

Utility Area
6'6" x 6'5" (1.99m x 1.98m)

Bathroom
6'1" x 5'8" (1.87m x 1.75m)

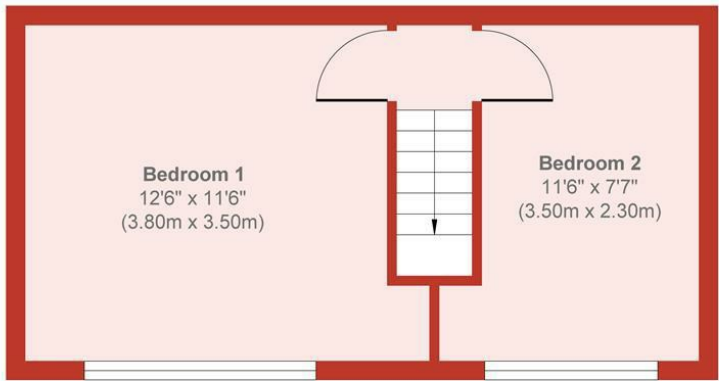
Lounge / Diner
15'6" x 11'8" (4.73m x 3.56m)

Landing

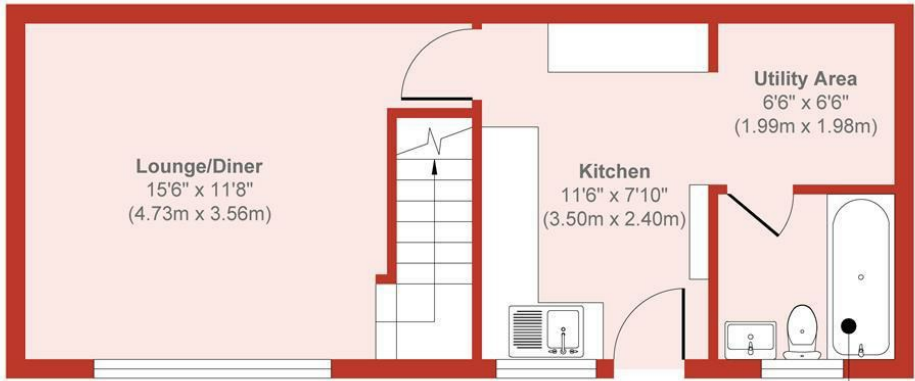
Bedroom One
12'5" x 11'5" (3.8m x 3.5m)

Bedroom Two
11'5" x 7'6" (3.5m x 2.3m)

Council Tax Band - B



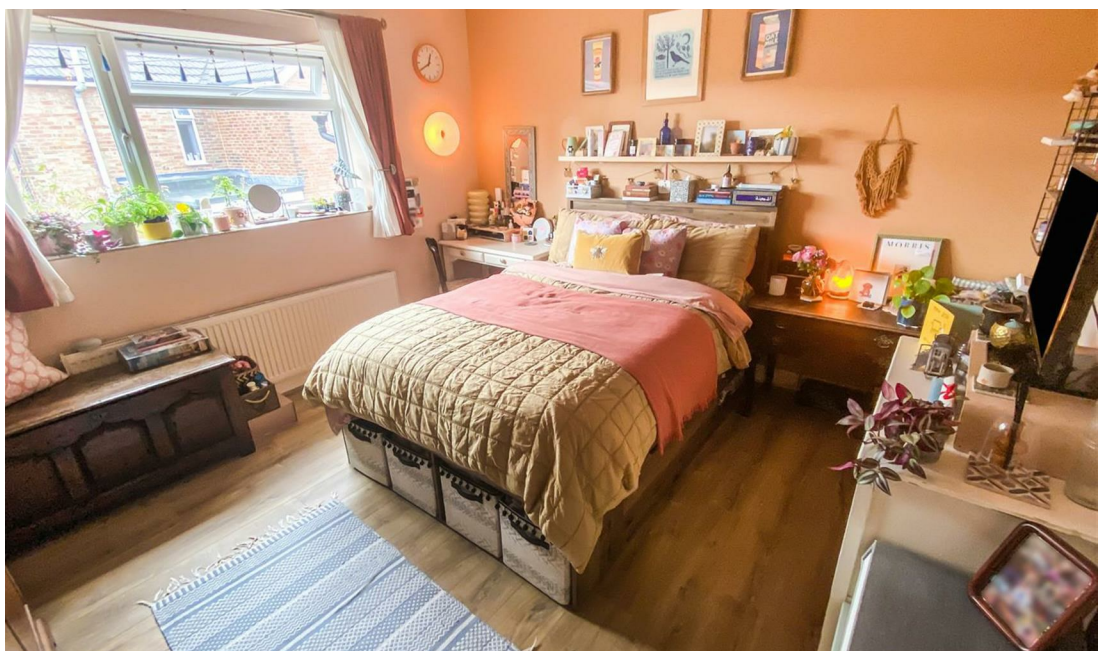
First Floor
Approximate Floor Area
273 sq. ft
(25.38 sq. m)



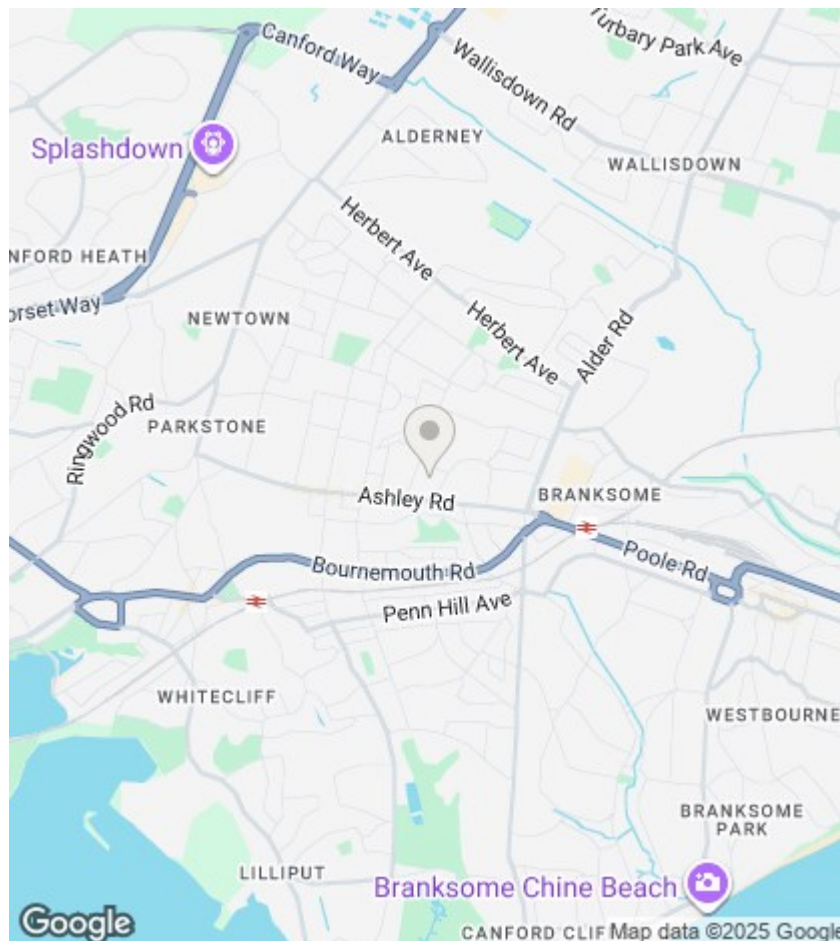
Ground Floor
Approximate Floor Area
352 sq. ft
(32.75 sq. m)

Approx. Gross Internal Floor Area 625 sq. ft / 58.13 sq. m

Produced by Elements Property







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		
(69-80) C	69	77
(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	