



Dunford Road, Poole, BH12 2DN

**£250,000**

- Two Double Bedrooms
- Modernisation Required Throughout
- Good Sized Garden
- Popular Road
- No Forward Chain
- Mid Terrace House
- Tremendous Potential
- Off Road Parking For One Small Car
- Close To Amenities / Ashley Road
- Early Viewing Advised



# Dunford Road, Poole BH12 2DN

IN NEED OF MODERNISATION / TREMENDOUS POTENTIAL / NO FORWARD CHAIN >>> Greys Estate Agents are delighted to present for sale this two double bedroom mid terraced property situated in this popular location in Parkstone, Poole. The property comprises; Two bedrooms, lounge / diner, kitchen and a shower room / w.c. Further benefits include off road parking for one small car and a good sized garden. To arrange a viewing, or for any additional information, please contact Greys of Parkstone.



Council Tax Band: B



Entrance Hall

Lounge  
12'5" x 11'9" (3.8m x 3.6m)

Dining Room  
12'5" x 9'2" (3.8m x 2.8m)

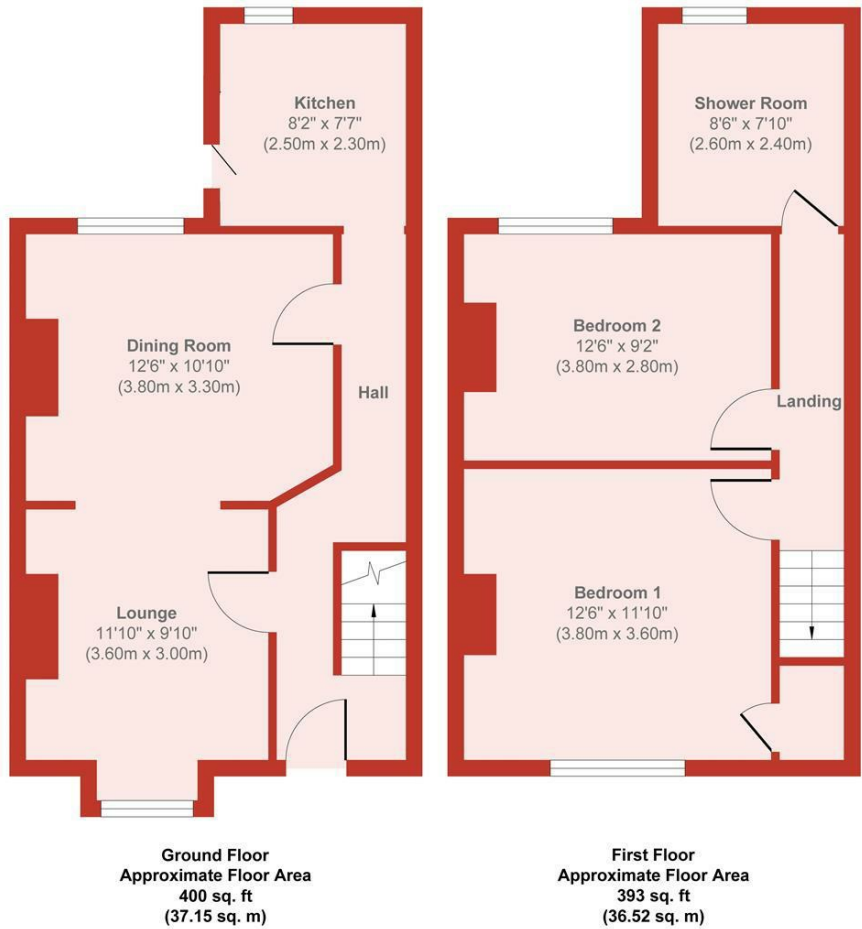
Kitchen  
8'6" x 7'10" (2.6m x 2.4m)

Bedroom One  
11'9" x 9'10" (3.6m x 3.0m)

Bedroom Two  
12'5" x 10'9" (3.8m x 3.3m)

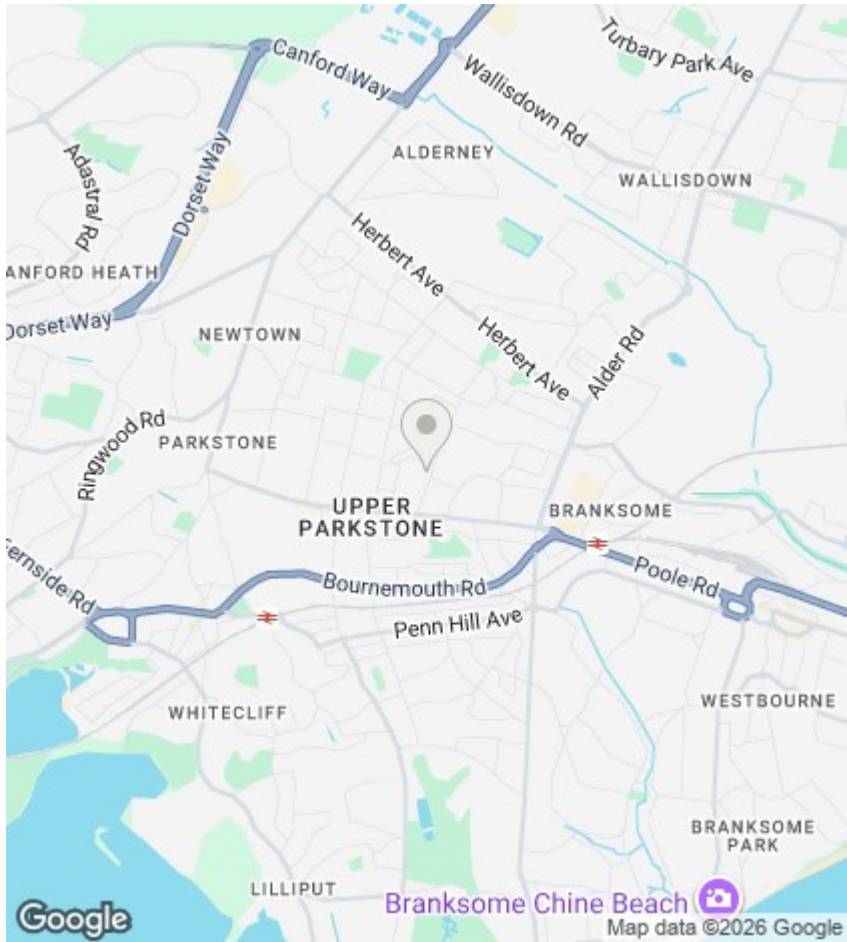
Shower Room  
8'2" x 7'6" (2.5m x 2.3m)

Council Tax - Band B



**Approx. Gross Internal Floor Area 793 sq. ft / 73.67 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:

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