



Worbarrow Gardens, Parkstone, Poole, BH12 3PA

Asking Price

£289,500

- Three Bedrooms
- Lounge
- Downstairs Toilet
- Good Size Garden
- No Forward Chain!
- Semi Detached House
- Kitchen Plus Utility Room
- GCH/UPVC Double Glazing
- General Modernisation Req
- Early Viewing Strongly Advised!

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TREMENDOUS POTENTIAL / GOOD SIZE WESTERLY FACING GARDEN / NO FORWARD CHAIN >>>> GREYS Estate Agents are favoured with instructions on this semi detached home situated in a sought after residential road in Parkstone. The accommodation comprises three bedrooms, lounge, kitchen, utility room, downstairs toilet and a shower room with separate w.c. Requiring general modernisation, this property does offer great potential. Further benefits include gas central heating, UPVC double glazing (where specified), great potential to create off road parking and a good sized westerly facing garden. NO FORWARD CHAIN!



Council Tax Band: C



ENTRANCE HALL

UPVC front door. Radiator. High level cupboard.

LOUNGE

13'5" x 13'2" (4.1 x 4.02)

UPVC double glazed window to front aspect.

Radiator. Feature fireplace.

KITCHEN

13'5" x 8'10" (4.1 x 2.7)

UPVC double glazed window to rear aspect. Radiator.

Stainless steel sink / drainer unit with mixer tap.

Work tops. Cupboards and drawers. Pantry cupboard.

Service hatch to lounge.

UTILITY ROOM

8'1" x 5'10" (2.46 x 1.79)

UPVC double glazed window to rear aspect. Plumbing provided for a washing machine. Door to:

REAR LOBBY

Under stairs storage cupboard. Side door to outside.

DOWNSTAIRS TOILET

LANDING

Two UPVC double glazed windows to side aspect.

Access to loft space via a hatch.

BEDROOM ONE

13'2" x 11'10" (4.02 x 3.6)

UPVC double glazed window to front aspect.

Radiator. Built in wardrobe. Feature fireplace.

BEDROOM TWO

11'10" x 9'1" (3.6 x 2.78)

UPVC double glazed window to rear aspect. Radiator.

Inset wardrobe.

BEDROOM THREE

10'9" x 6'11" (3.27 x 2.1)

UPVC double glazed window to front aspect.

Radiator. Inset wardrobe.

SHOWER ROOM

5'5" x 5'5" (1.64 x 1.64)

UPVC frosted double glazed window to rear aspect.

Radiator. Electric shower. Wash basin. Fully tiled walls.

SEPARATE W.C.

5'1" x 2'7" (1.56 x 0.8)

UPVC frosted double glazed window to rear aspect.

Part tiled walls.

OUTSIDE REAR

Good sized rear garden with a westerly aspect.

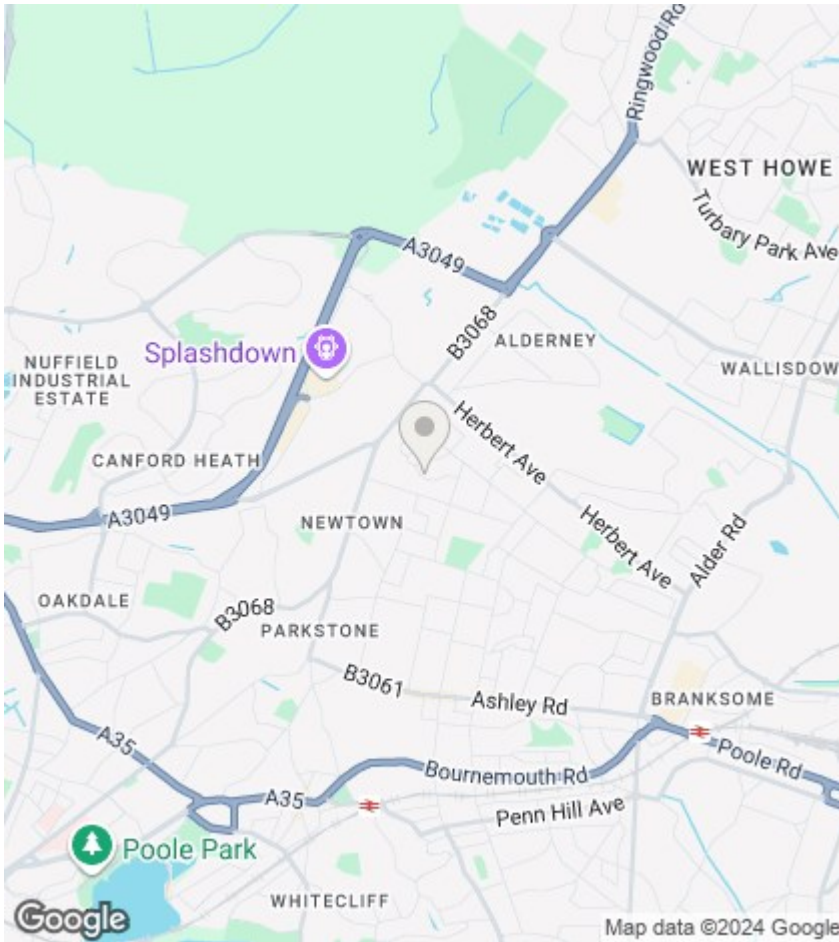
Water tap. Gravelled side access and personnel gate to front. Outside store (2.6m x 1.4m).

OUTSIDE FRONT

Mainly gravelled with pathway leading to the front door. There is great potential to create off road parking.







Directions

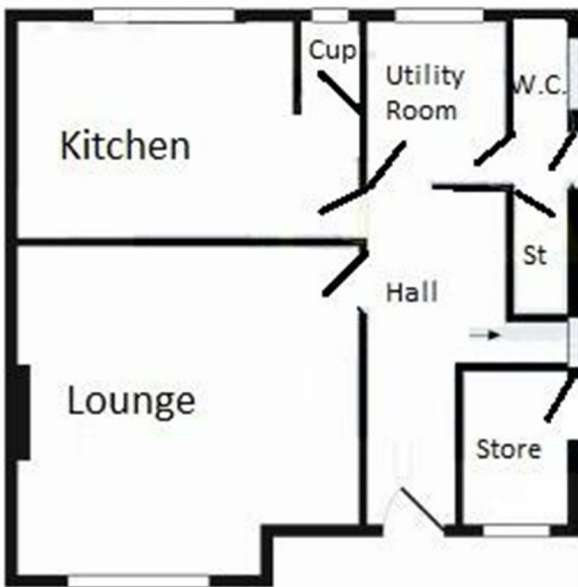
N/A

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



GUIDE ONLY