



Pearson Avenue, Poole, BH14 0DT

Offers Over £295,000

- Three Bedrooms
- Well Presented
- Gas Central Heating
- Kitchen / Breakfast Room
- Cul-De-Sac Position
- Spacious Character Mid Terraced House
- UPVC Double Glazing
- Two Reception Rooms
- Close To Amenities
- No Forward Chain

NO FORWARD CHAIN / CHARACTER THREE BEDROOM TERRACED HOUSE WITH A WESTERLY REAR GARDEN
>>> Greys Estate Agents are delighted to offer for sale this well presented mid terrace Victorian style house situated in Pearson Avenue in Poole. The property comprises: Three bedrooms, two reception rooms, good size kitchen / dining room and a family bathroom. Other benefits include UPVC double glazing, gas central heating and a lovely Westerly rear garden.



Lounge

12'9" x 11'5" (3.89m x 3.48m)

Kitchen

11'9" x 9'10" (3.58m x 3.00m)

Dining Room

11'5" x 9'2" (3.48m x 2.79m)

Bedroom One

15'1" x 12'9" (4.60m x 3.89m)

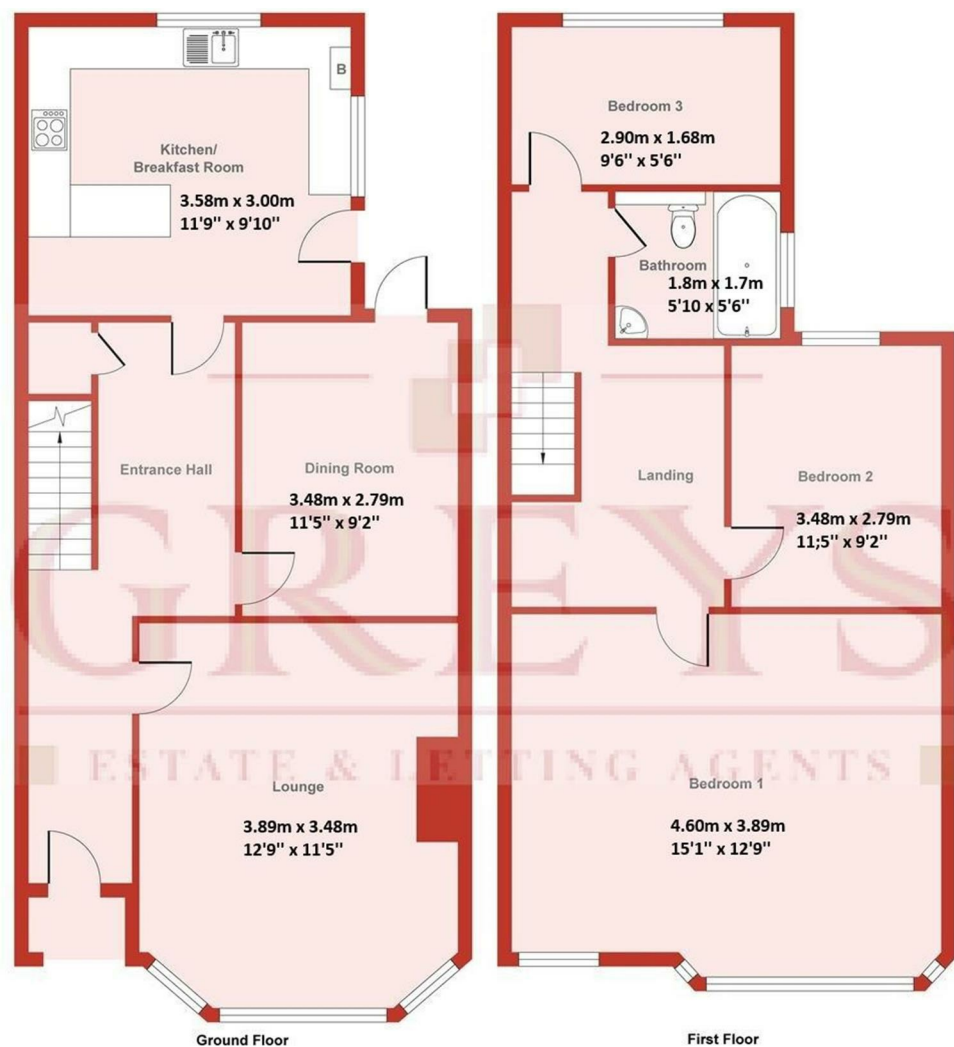
Bedroom Two

11'5" x 9'2" (3.48m x 2.79m)

Bedroom Three

9'6" x 5'6" (2.90m x 1.68m)

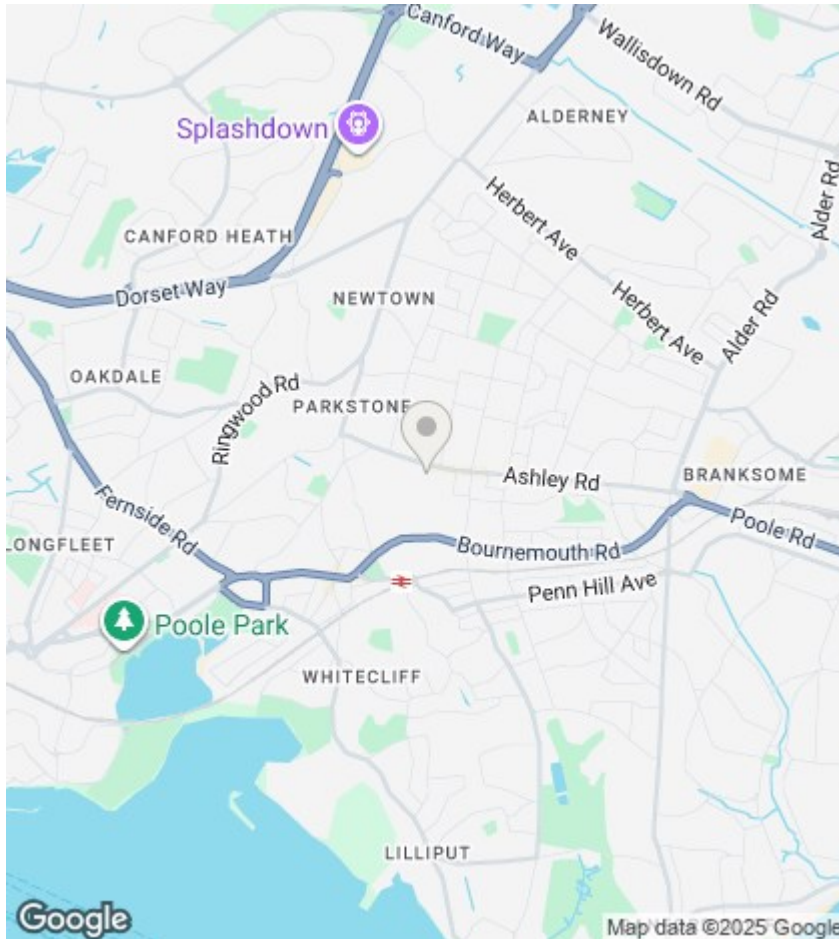
Bathroom



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 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		85
(69-80) C	71	
(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

