



29 Cromwell Road, Poole, BH12 2NW

Offers Over £500,000

- Four Bedrooms
- Three Reception Rooms
- Conservatory
- Good Size Plot
- Two Driveways / Ample ORP
- Beautifully Presented Character Cottage
- Kitchen / Breakfast Room
- Double Glazing & GCH
- Southerly Rear Garden
- Garage & Workshop

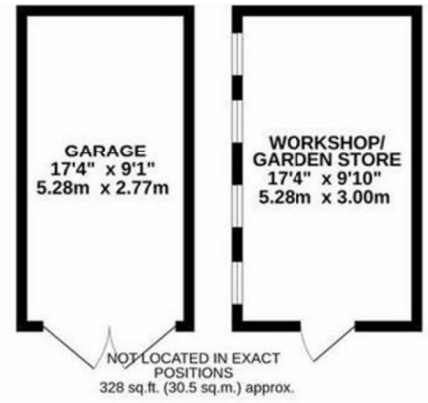
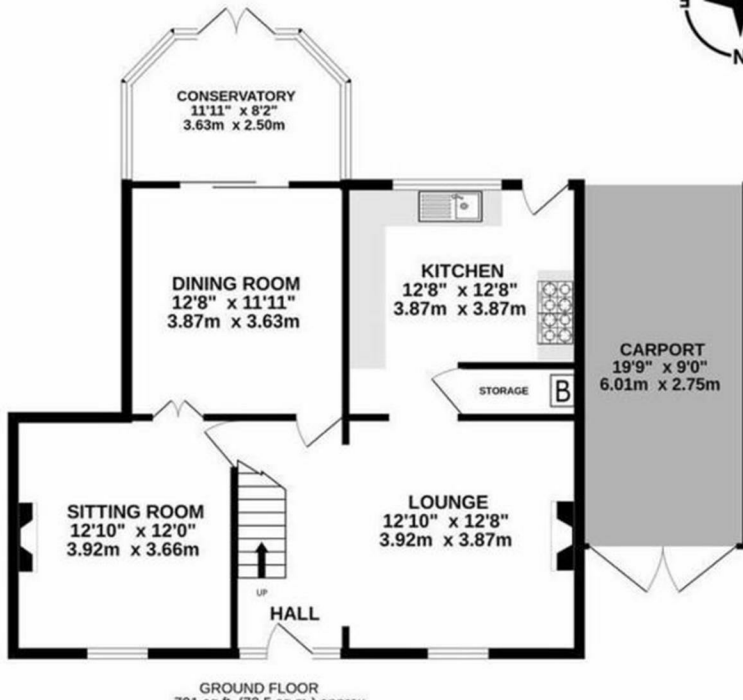
BEAUTIFULLY PRESENTED FOUR BEDROOM / THREE RECEPTION ROOM COTTAGE SITUATED ON A GOOD SIZE PLOT WITH TWO DRIVEWAYS AND A GARAGE>>> Greys Estate Agents are delighted to offer for sale this beautifully presented character cottage situated in a quiet position in Parkstone Poole. The property comprises: Four bedrooms, three receptions rooms, kitchen / breakfast room., conservatory and a family bathroom. Other benefits include double glazing, gas central heating, feature log burners, lovely Southerly rear garden with a range of sheds and workshop. The front of the property has two driveways with gated access leading to the garage and car port area. The property is situated close to amenities and will make an ideal family home.



TOTAL FLOOR AREA : 1827 sq.ft. (169.8 sq.m.) approx.

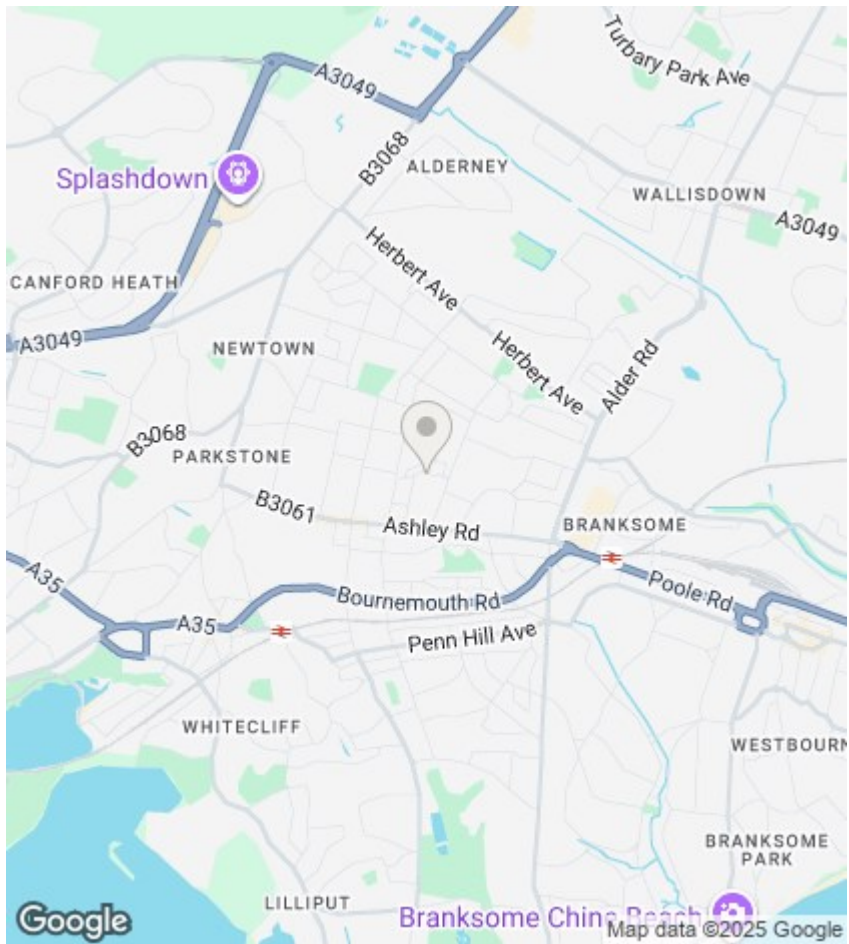
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC