


# Cooke Road, BH12

PROPERTY ADDRESS  
21 Cooke Road  
Poole  
BH12 1QB

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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- Sought after Branksome location
- Close to local amenities
- South-facing rear garden
- Garage

The property briefly comprises:

Porch – welcoming entrance, providing useful storage for shoes and coats. This also houses the gas meter and fuse board.

Sitting Room (4.65 x 3.63) – light and spacious living room to the front of the property.

Kitchen / Dining Room (3.63 x 3.53) – fitted kitchen with oak effect wall and base units, marble effect laminate work top, tiled floor and a range of integrated appliances including; oven, hob and extractor. There is also space and plumbing/electrics for larger appliances and ample room for a small dining table.

Bedroom One (3.84 x 2.64) – large double bedroom to the front of the property.

Bedroom Two (3.12 x 2.08) – single bedroom to the rear of the property.

Bathroom – family bathroom with toilet, sink and shower over bath.

Council Tax Band - B



Your Text Here

