



28 LAYTON ROAD
PARKSTONE
Dorset, BH12 2BL

£1,500 PCM

goadsby.com

A DECEPTIVELY SPACIOUS SEMI-DETACHED HOUSE.

- Semi-Detached House
- Two Bedrooms Plus Study
- Driveway Parking & Garage
- Offered Unfurnished
- EPC Rating: Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(49-54)		
F	(39-48)		
G	(31-38)		
Not energy efficient - higher running costs			
England, Scotland & Wales		62	65
			67

Reference: 875617

Deposit Amount: £1,730.76

Council Tax Band: C

Furnishing: Unfurnished

Heating Type: Gas Central Heating

Parking: Driveway Parking

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water and Drainage

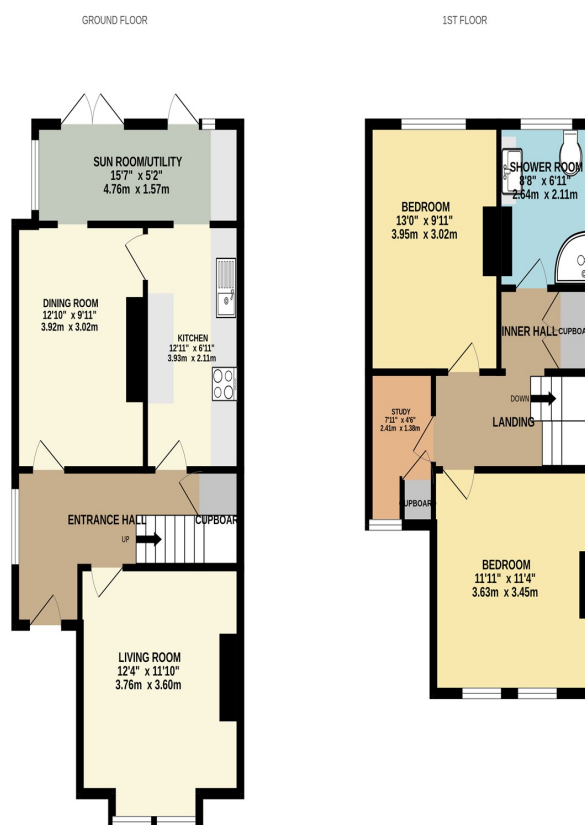
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



This well-presented and spacious semi-detached house offers flexible accommodation with two double bedrooms, two reception rooms, sun room/utility room plus study. Along with a modern kitchen and shower room the property benefits from driveway parking for a few cars and large rear garden. This property is offered unfurnished and is situated in the sought after location of Parkstone.



LAYTON ROAD, PARKSTONE, POOLE, DORSET, BH12 2BL

This Floor Plan is for guidance only and is NOT to SCALE
 Made with Microplan 13.05

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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