



## Cranbrook Road, Poole, BH12 3BU

Asking Price £425,000

- Three Double Bedrooms
- Detached Garage / Ample Driveway
- Family Shower Room Plus Ensuite
- Feature Log Burner
- On Bus Route / Close To Ashley Road
- Detached Chalet Bungalow
- Superb Kitchen / Diner
- Gas Central Heating / UPVC Double Glazing
- Situated On A Corner Position
- Early Viewing Recommended

# Cranbrook Road, Poole, BH12 3BU

SPACIOUS AND WELL PRESENTED DETACHED CHALET STYLE BUNGALOW / THREE DOUBLE BEDROOMS / IDEAL FAMILY HOME >>> Greys Estate Agents are delighted to offer for sale this spacious and well presented chalet style bungalow situated on a corner position in the popular Cranbrook Road in Parkstone, Poole. The property comprises: three bedrooms, lounge, superb kitchen / diner, feature log burner, two downstairs bedrooms and family shower room, further upstairs bedroom with ensuite bathroom. Other benefits include UPVC double glazing, gas central heating, ample driveway providing off road parking and a detached garage. The property is also situated close to the local schools and the amenities of Ashley Road, including Waitrose and various other shops and cafes. For further information or to arrange a viewing please contact Greys.



Council Tax Band: C



**Entrance Hall**

**Lounge**

12'5" x 12'4" (3.81m x 3.78m)

**Kitchen / Diner**

22'0" x 11'10" (6.71m x 3.61m)

**Bedroom**

11'10" x 12'4" (3.61m x 3.76m)

**Bedroom**

13'3" x 11'10" (4.04m x 3.63m)

**Family Shower Room**

8'2" x 7'6" (2.5m x 2.3m)

**Bedroom**

15'10" x 15'7" (4.83m x 4.75m)

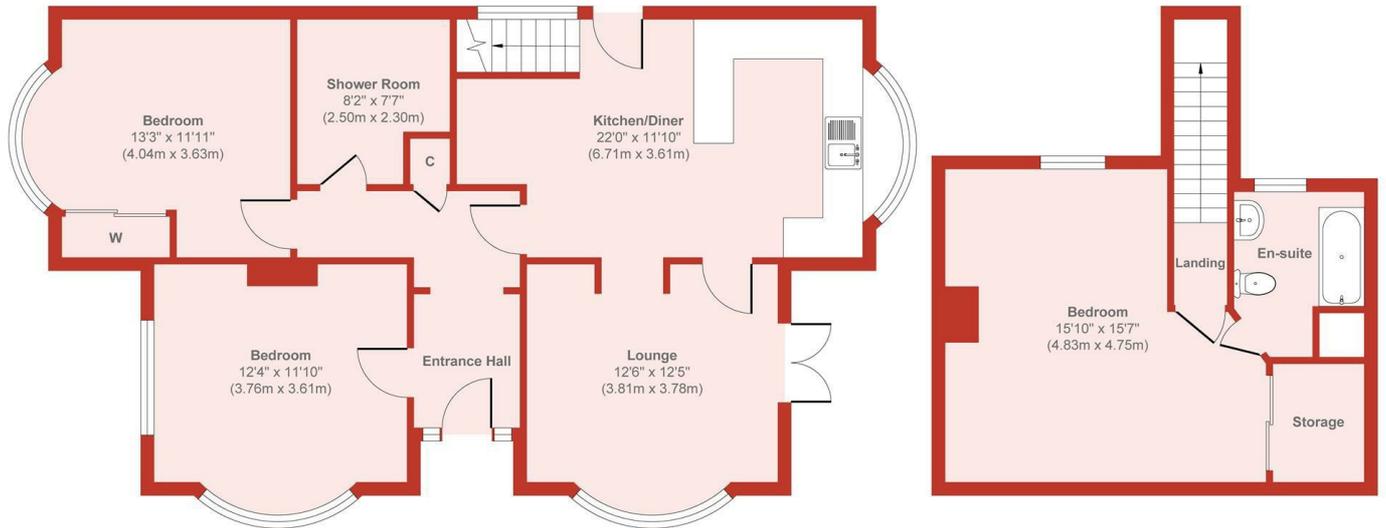
**Ensuite Bathroom**

8'9" x 6'3" (2.67m x 1.93m)

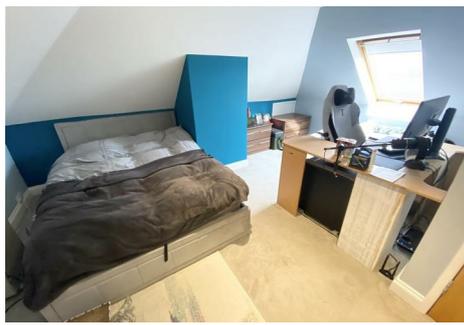
**Detached Garage**

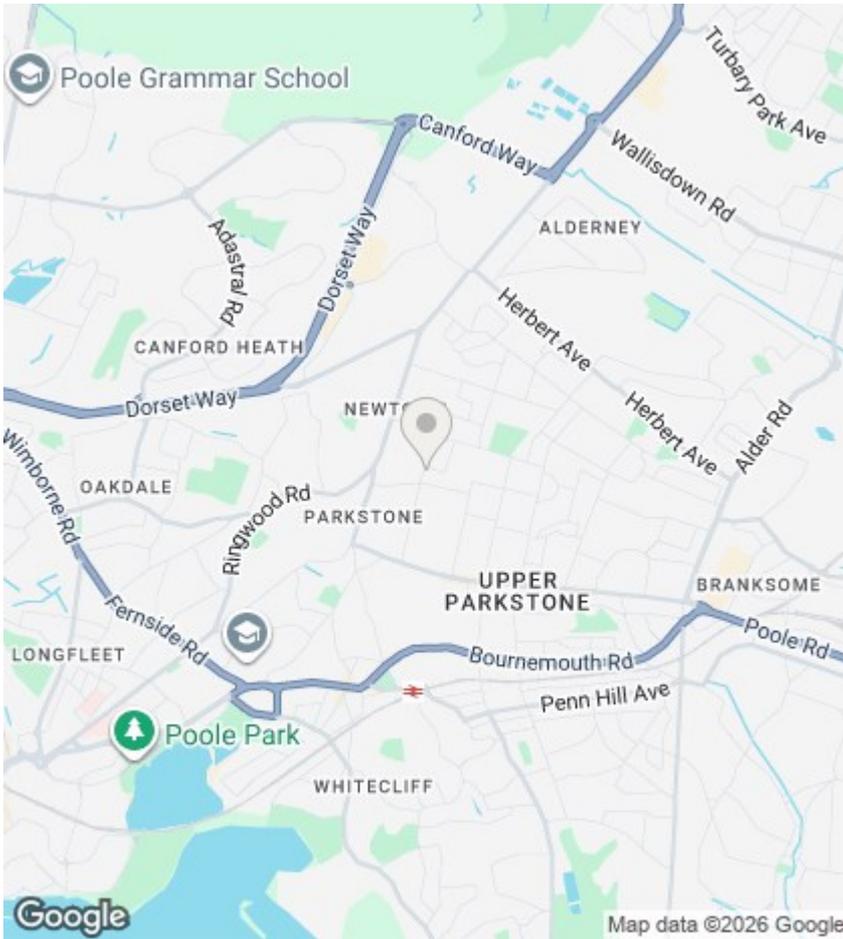
18'9" x 14'9" (5.74m x 4.52m)

**Council Tax Band C**









## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      | 74        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |