

GREYS

ESTATE AGENTS



Shillito Road, Poole, BH12 2BW

Asking Price £330,000

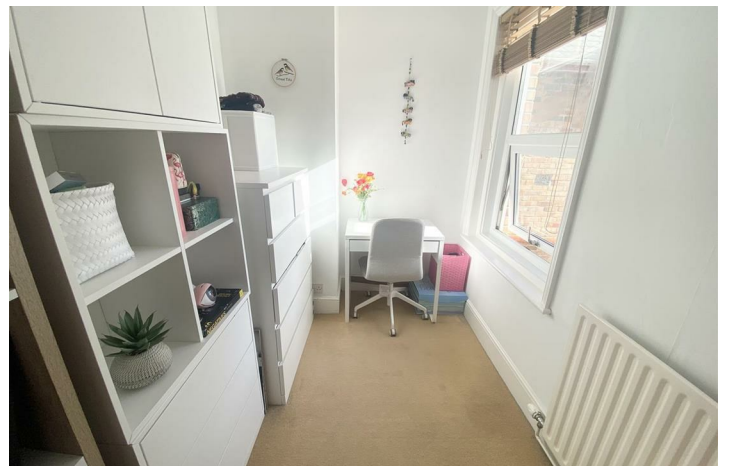
- Three Bedrooms
- Two Reception Rooms
- South Facing Garden
- Character Features Throughout
- Close To Ashley Road Amenities
- Terraced Property
- Superb Kitchen
- Rear Off Road Parking
- New Roof (2024 - 15 Year Gaurantee)
- Viewing Recommended

Shillito Road, Poole BH12 2BW

BEAUTIFULLY PRESENTED THREE BEDROOM MID TERRACE HOUSE SITUATED CLOSE TO AMENITIES >>> Greys Estate Agents are delighted to offer for sale this full of character terraced house situated in Shillito Road in Parkstone, Poole. The property comprises: Three bedrooms, lounge, separate dining room, modern kitchen, bathroom and south facing rear garden. Other benefits include UPVC double glazing, gas central heating and rear off road parking. NEW ROOF (2024 with 15 Year gaurantee). The property is situated within easy walking distance of the local amenities and bus routes, as well as being close to Branksome Train Station. For further information or to arrange a viewing contact Greys.



Council Tax Band: C



Entrance Hall

Lounge

13'9" x 11'9" (4.2m x 3.6m)

Dining Room

11'9" x 11'9" (3.6m x 3.6m)

Kitchen

12'1" x 9'6" (3.7m x 2.9m)

Bedroom One

15'1" x 13'5" (4.6m x 4.1m)

Bedroom Two

12'1" x 9'6" (3.7m x 2.9m)

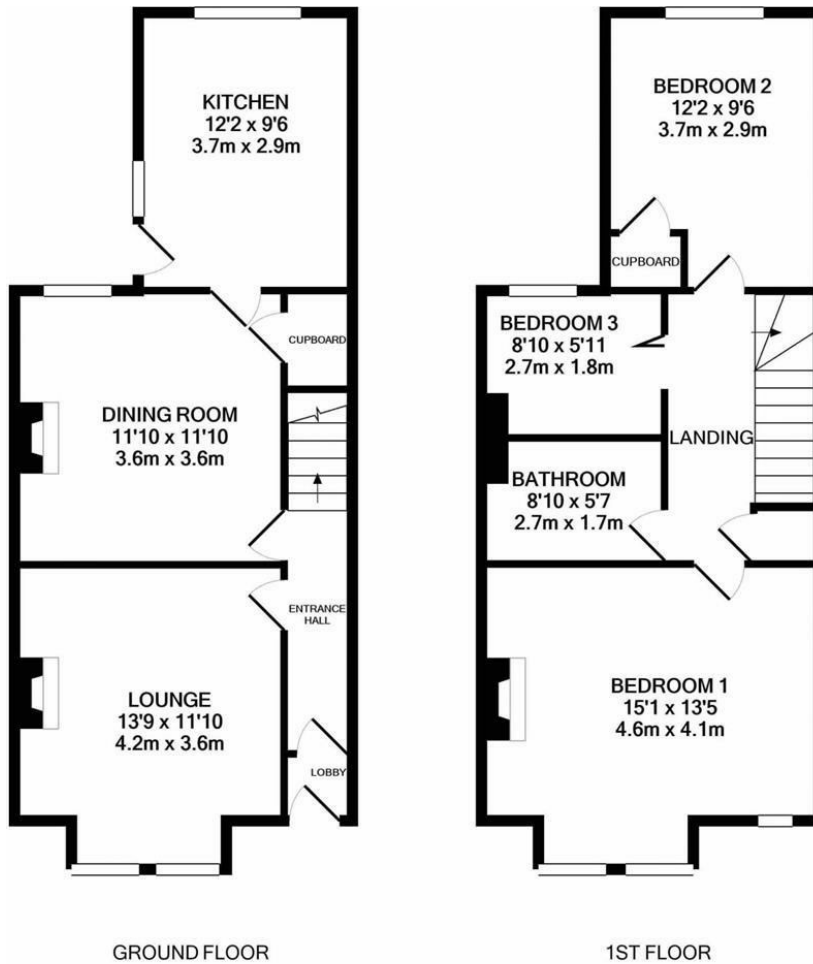
Bedroom Three

8'10" x 5'10" (2.7m x 1.8m)

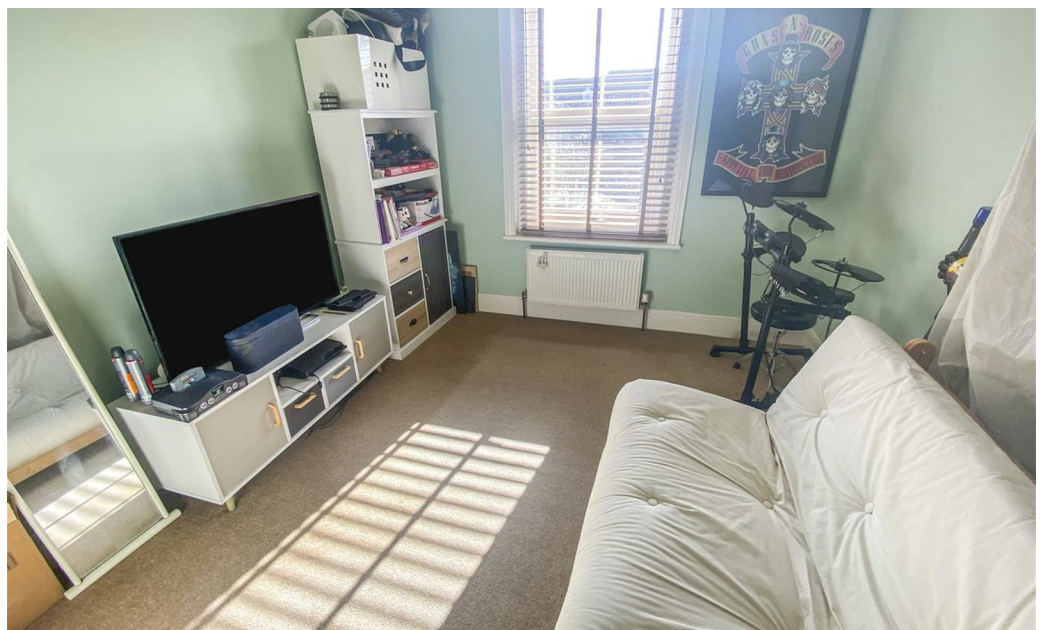
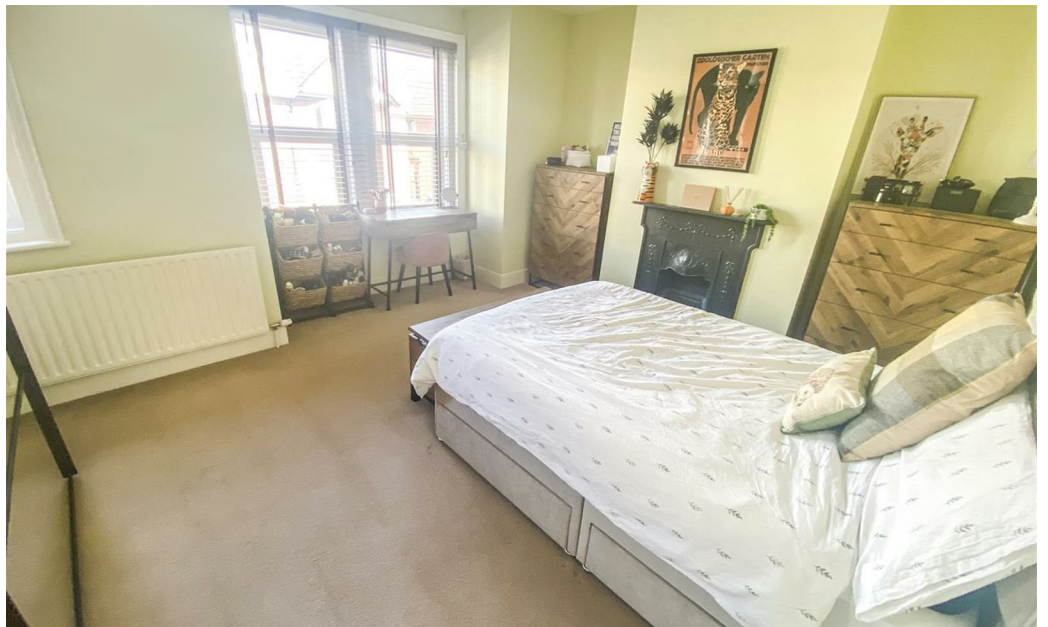
Bathroom

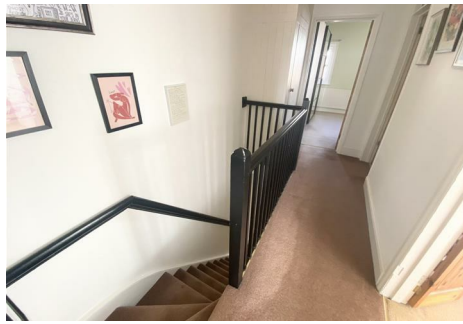
8'10" x 5'6" (2.7m x 1.7m)

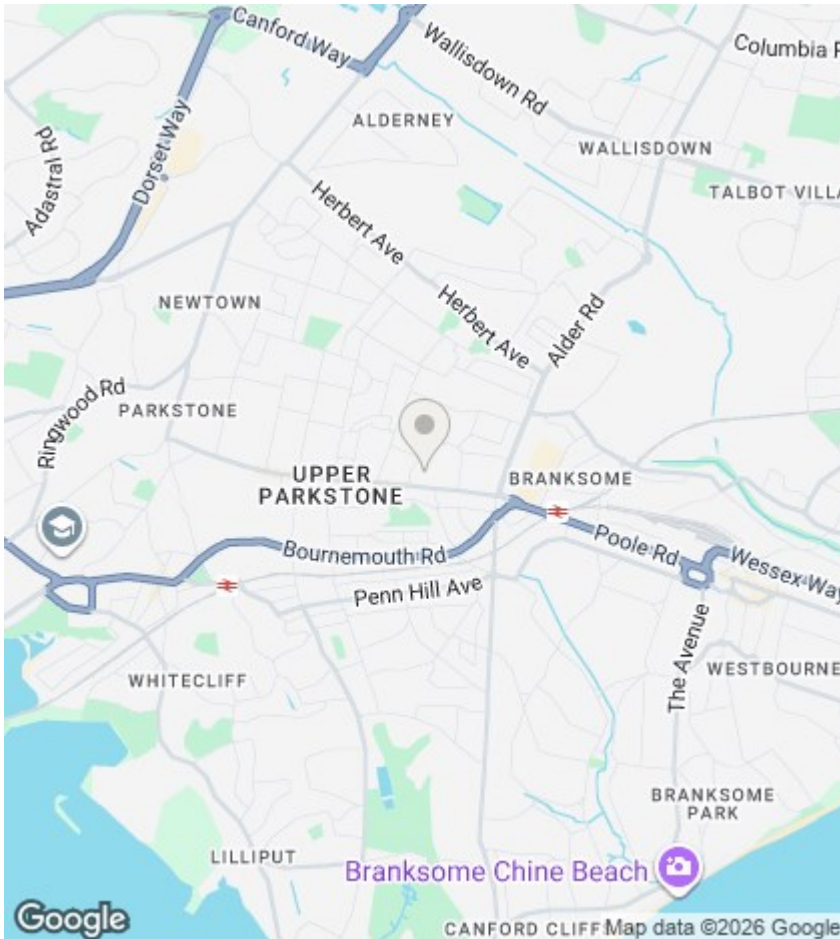
Council Tax Band C



Whilst every attempt has been made to ensure the accuracy of the floor plan 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







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:

C

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 86 |
| (69-80) C | | 73 | |
| (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 | |