



Rosemary Road, Parkstone, Poole, BH12 3HD

- Two Double Bedrooms
- No Forward Chain
- Driveway Providing ORP
- Garage / Workshop
- Gas Central Heating
- Detached Bungalow
- Loft Room
- Conservatory
- UPVC Double Glazing
- Viewings Recommended!

Asking Price

**£289,950**



# Rosemary Road, Parkstone, Poole, BH12 3HD

TWO BEDROOM DETACHED BUNGALOW WITH LOFT ROOM / NO FORWARD CHAIN / MODERNISATION REQUIRED THROUGHOUT >>> Greys Estate Agents are delighted to offer for sale this two bedroom detached bungalow in Rosemary Road, Parkstone in Poole. The property comprises; Two double bedrooms, lounge/diner, good sized kitchen, bathroom, conservatory and a loft room. Further benefits include a private enclosed rear garden, driveway providing ample off-road parking, garage and workshop, UPVC double glazing and gas central heating. For further information or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: C





**Lounge/Diner**  
(4.15m x 3.45m)

**Kitchen**  
(4.80m x 3.20m)

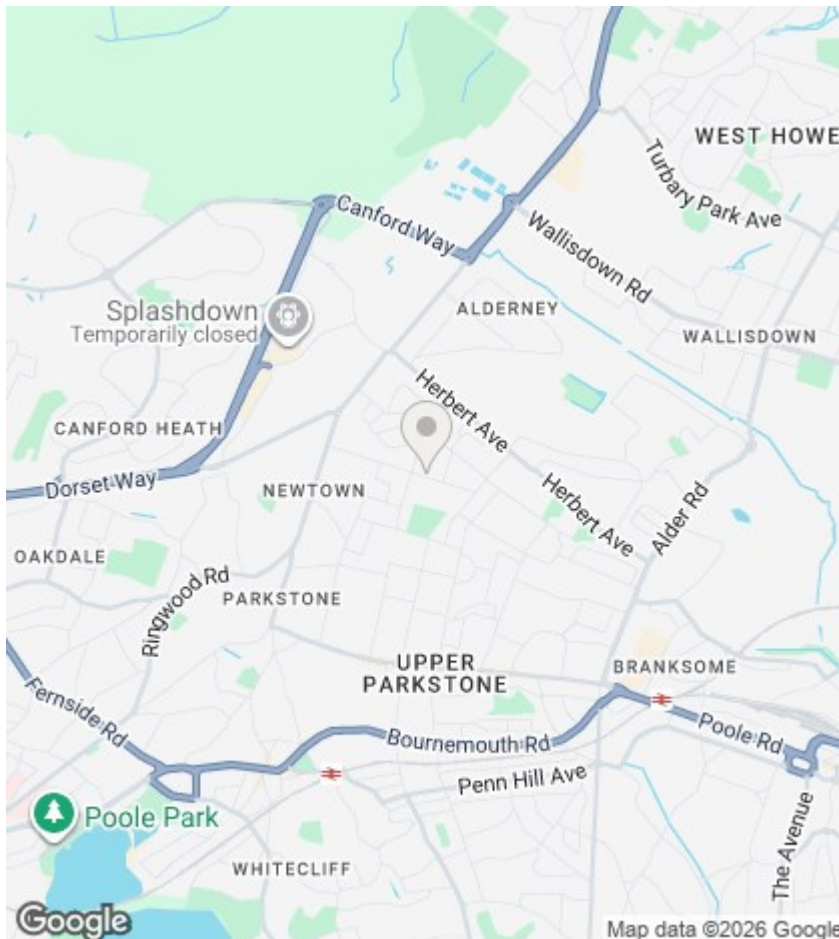
**Bedroom One**  
(3.95m x 3.70m)

**Bedroom Two**  
(3.45m x 2.90m)

**Bathroom**  
(2.10m x 1.95m)

**Conservatory**  
(5.65m x 2.90m)





## 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

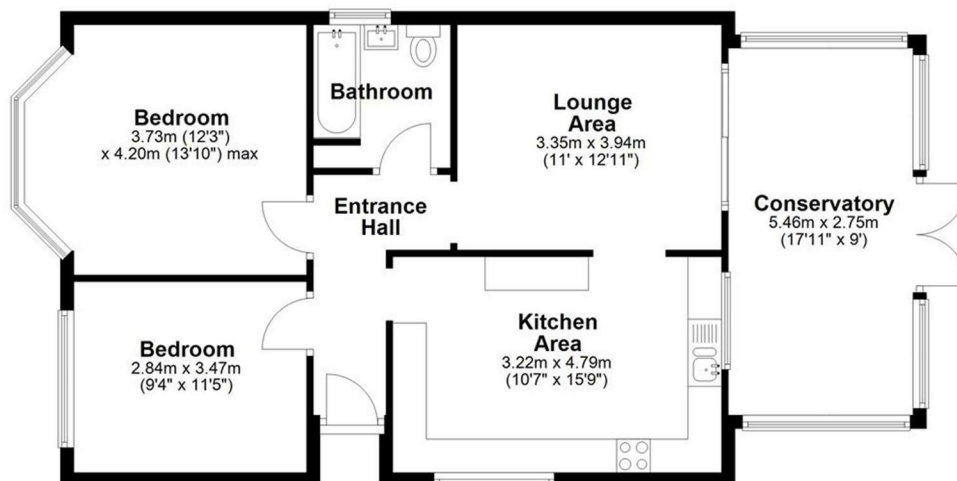
Viewings by arrangement only. Call 01202 749390 to make an appointment.

## EPC Rating:

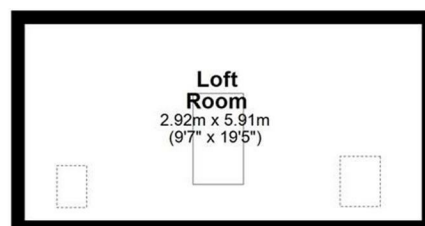
D

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>		77
(55-68) <b>D</b>	60	
(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	

### Ground Floor



### First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any errors, omissions or misstatements. Dimensions shown are to the nearest 75mm (3 inches). Total energy area shown on the plan may include any external terraces.