

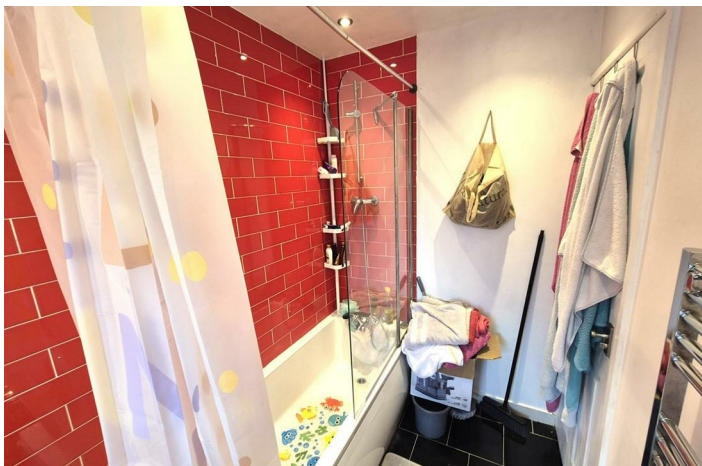


Beaconsfield Road, Poole, BH12 2NH

Offers Over £215,000

- Two Double Bedrooms
- Good Size Lounge / Dining Room
- Gas Central Heating
- Ideal First Time Buy
- Allocated Parking
- Spacious First Floor Maisonette
- UPVC Double Glazing
- Private Patio Area
- Long Lease
- Close To Amenities

SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE >>> Greys Estate Agents are pleased to offer for sale this spacious first floor maisonette situated in the popular Beaconsfield Road in Parkstone, Poole. The property comprises: Private entrance, two double bedrooms, good size lounge / dining room, modern kitchen and bathroom, UPVC double glazing and gas central heating. Other benefits include a small patio / side garden and allocated parking.



LOUNGE / DINING ROOM

17'3" x 12'0" (5.280 x 3.663)

KITCHEN

9'0" x 5'7" (2.762 x 1.707)

BEDROOM

11'11" x 10'6" (3.654 x 3.205)

BEDROOM

10'7" x 8'6" (3.244 x 2.602)

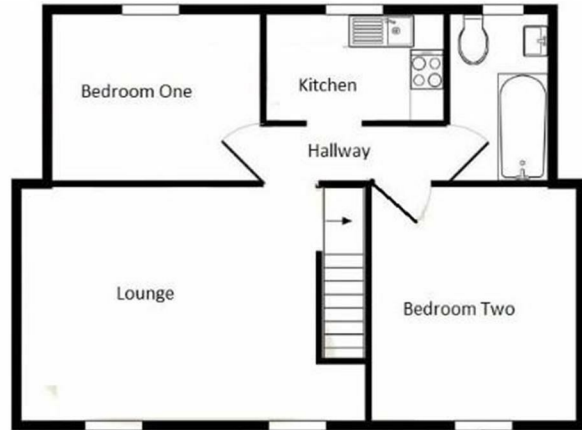
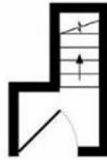
BATHROOM

TENURE - LEASEHOLD

Approximately 110 years remaining on th

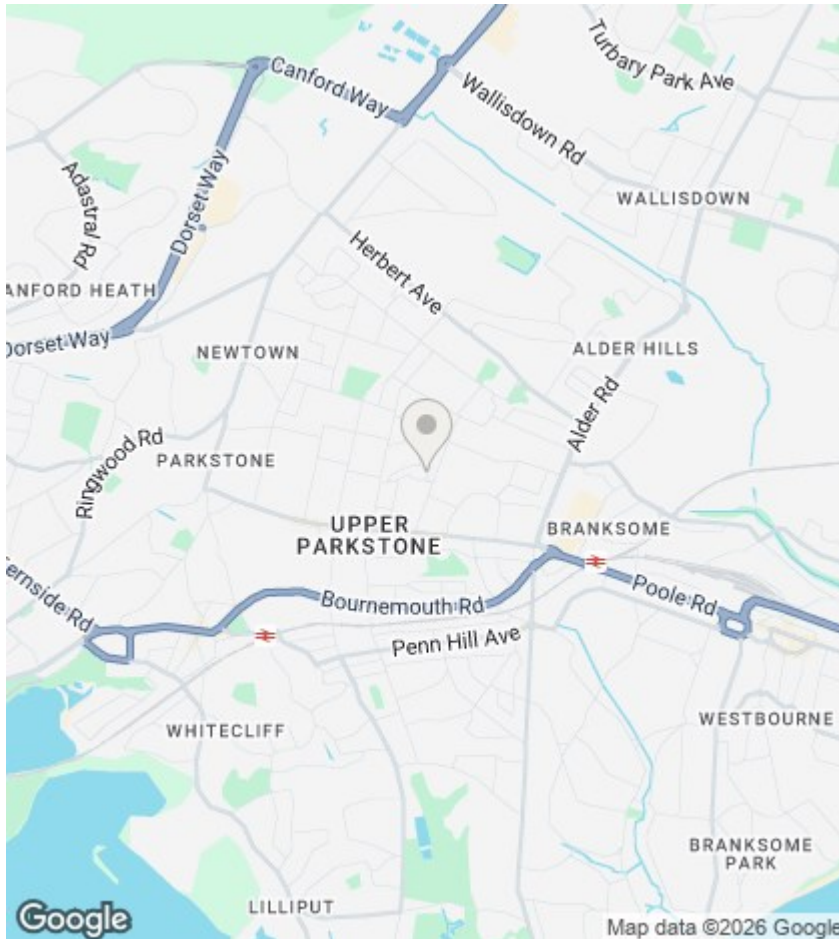
The ground rent is £100pa

Maintenance is on an as of when basis



GUIDE ONLY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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

EPC Rating:

C