



Yarmouth Road, Branksome, Poole, BH12 1LX

**Asking Price £349,000**

- Two Double Bedrooms
- Garage & Driveway / Ample Off Road Parking
- Quality Kitchen and Bathroom
- Gas Central Heating / UPVC Double Glazing
- Convenient Location
- Detached Bungalow
- Secluded Low Maintenance Garden
- Well Presented Throughout
- No Forward Chain
- Early Viewing Advised!

# Yarmouth Road, Poole BH12 1LX

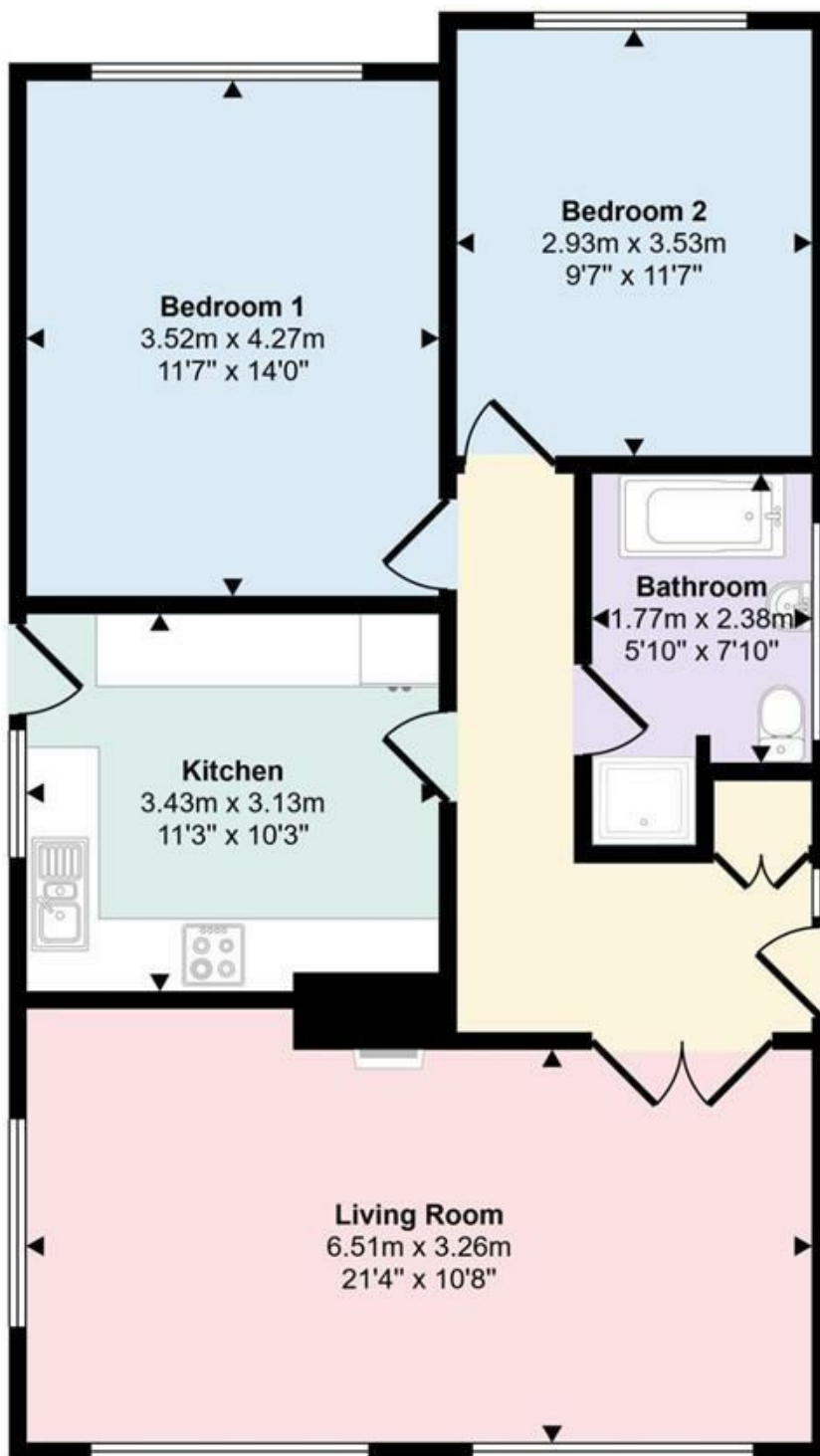
OFFERS INVITED >>> NO FORWARD CHAIN! / TWO DOUBLE BEDROOM DETACHED BUNGALOW / IMMACULATE PRESENTATION THROUGHOUT / GARAGE AND OFF-ROAD PARKING / SECLUDED LOW MAINTENANCE GARDEN >>> Greys Estate Agents are delighted to offer for sale this two double bedroom detached bungalow situated in a popular location in Yarmouth Road, Branksome. The property comprises; Two double bedrooms, lounge/diner, impressive kitchen, modern family bathroom suite. Further benefits include a detached garage, driveway providing ample off-road parking, gas central heating and UPVC double glazing. NO FORWARD CHAIN! For further information or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: D

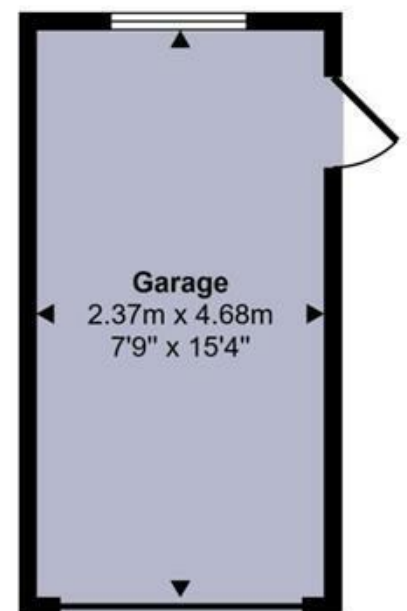


Approx Gross Internal Area  
86 sq m / 928 sq ft



**Floorplan**

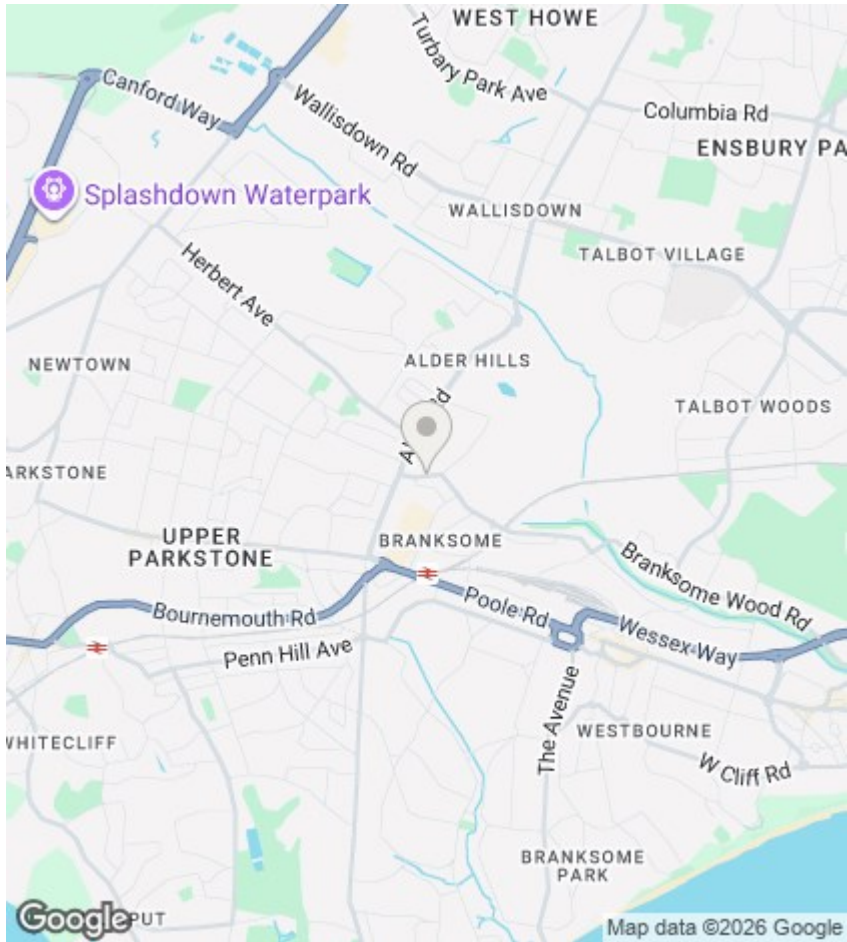
Approx 75 sq m / 809 sq ft



**Garage**

Approx 11 sq m / 119 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### 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                                   |         |                         |
| (69-80) C                                   | 69      | 77                      |
| (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 |