

GREYS

ESTATE AGENTS



Merrow Avenue, Branksome, Poole, BH12 1PY

Asking Price

- Three Double Bedrooms
- Immaculate Decorative Order
- Available August
- Good Sized Garden
- UPVC Double Glazing

- Semi-Detached House
- Quiet Cul-De-Sac Location
- Offered Unfurnished
- Gas Central Heating
- Viewings Recommended!

£1,650pcm

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IMMACULATLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE / TRANQUIL CUL-DE-SAC LOCATION / AVAILABLE EARLY AUGUST >>> Greys Estate and Letting Agents are pleased to offer for rent this three bedroom semi detached home situated in a quiet cul-de-sac in Branksome, Poole. The property benefits from immaculate decorative order, gas central heating, UPVC double glazing, good sized rear garden, driveway and an internal garage. For further information or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: C



LOUNGE

11'4" x 12'10" (3.45 x 3.90)

DINING ROOM

11'2" x 13'5" (3.40 x 4.10)

KITCHEN

8'2" x 13'3" (2.50 x 4.05)

BEDROOM ONE

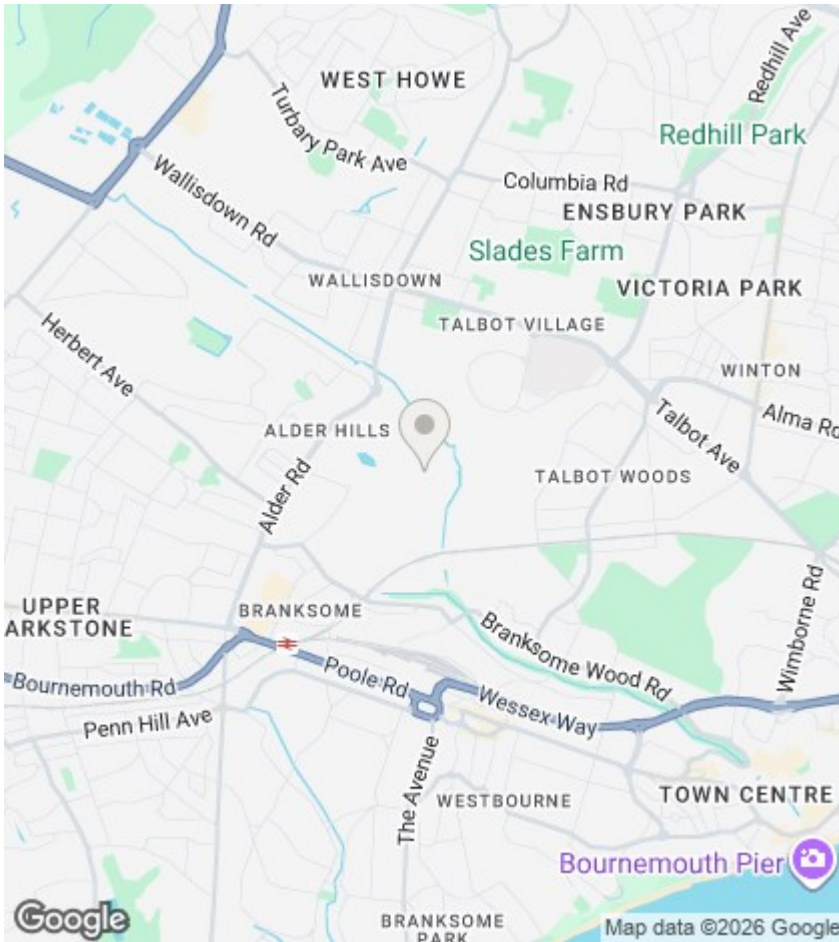
11'8" x 14'5" (3.55 x 4.40)

BEDROOM TWO

11'4" x 10'2" (3.45 x 3.10)

BEDROOM THREE

10'10" x 7'10" (3.30 x 2.40)



Agents Note

N/A

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) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	