



## Coy Pond Road, Poole, BH12 1JT

£435,000

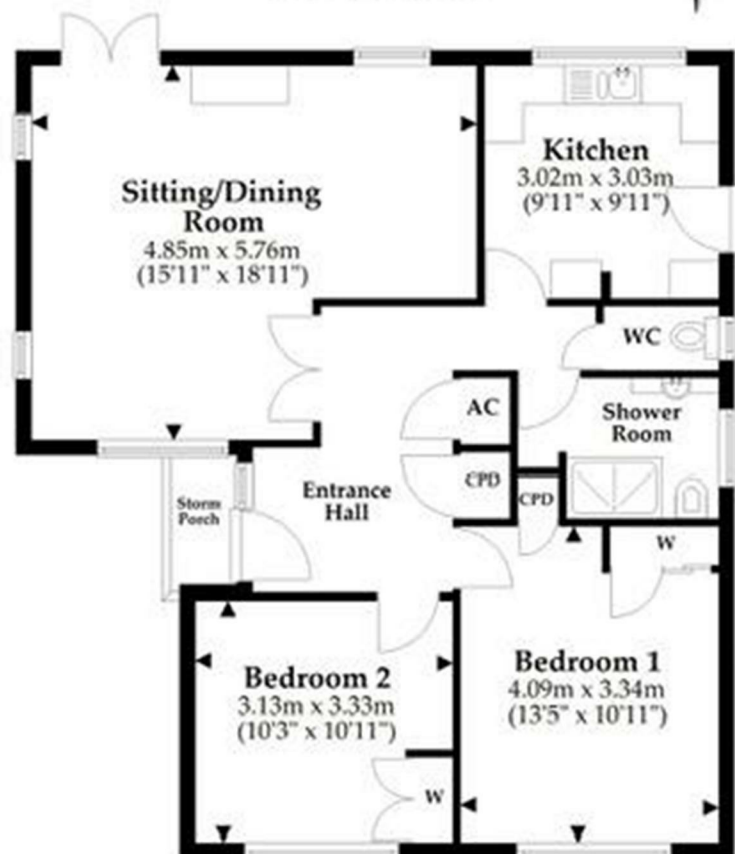
- Two Double Bedrooms
- Modern Shower Room
- Gas Central Heating
- Lovely Front & Rear Gardens
- Driveway With ORP
- Detached Bungalow
- UPVC Double Glazing
- Some Cosmetic Updating Required
- Garage
- No Forward Chain

NO FORWARD CHAIN / SOUGHT AFTER LOCATION >>> Greys Estate Agents are delighted to offer for sale this detached bungalow, situated in the sought after Coy Pond Road in Poole. The property comprises: Two double bedrooms, open plan 'L' shaped lounge / dining room, separate kitchen, modern shower room and a separate toilet. Other benefits include UPVC double glazing, gas central heating, lovely front and rear gardens, a garage and a driveway providing off road parking.



## Ground Floor

Approx. 76.7 sq. metres (825.9 sq. feet)  
(excluding Storm Porch)



**Garage**  
Approx. 12.7 sq. metres (136.9 sq. feet)



Main area: Approx. 76.7 sq. metres (825.9 sq. feet)

Plus garages, approx. 12.7 sq. metres (136.9 sq. feet)

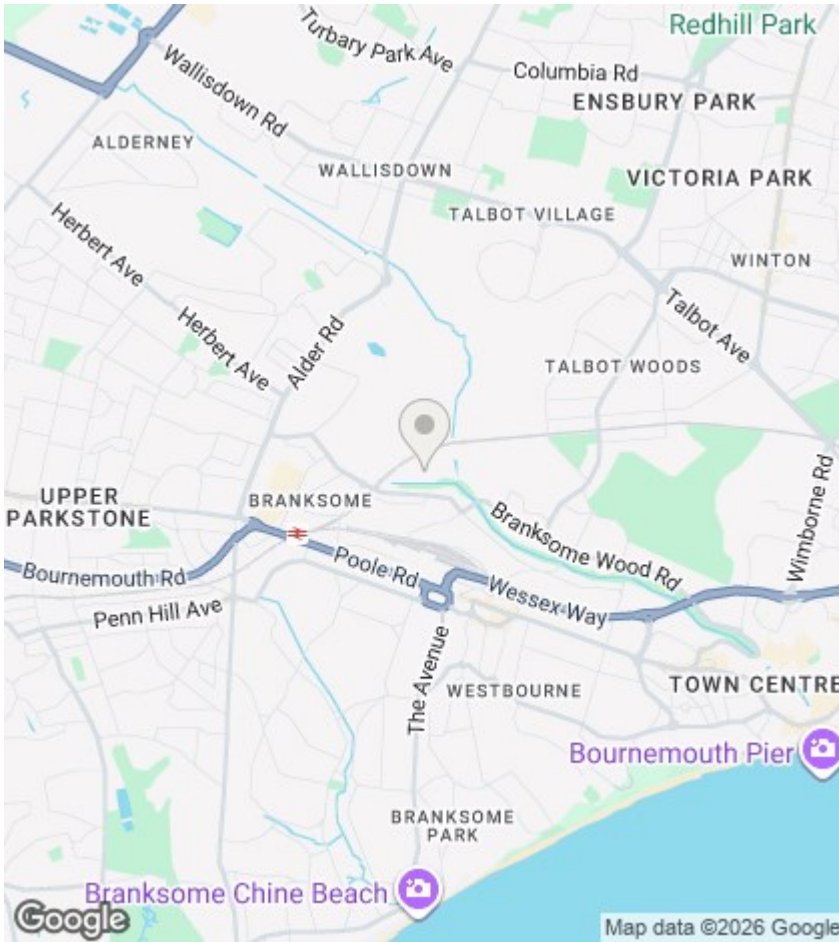
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



LJT SURVEYING







## 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>			
(55-68) <b>D</b>		65	73
(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	

