



## Buckland Road, Parkstone, Poole, BH12 2NA

£295,000

- Two Double Bedrooms
- Two Reception Rooms
- Downstairs Cloakroom
- Gas Central Heating
- Low Maintenance Rear Garden
- Character Semi Detached House
- Well Presented
- UPVC Double Glazing
- Driveway Providing ORP
- Close To Amenities

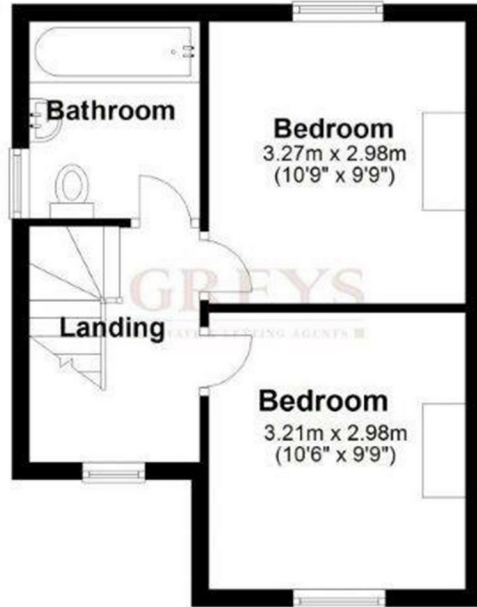
LOVELY CHARACTER COTTAGE >>> Greys Estate Agents are delighted to offer for sale this lovely semi-detached cottage situated in Buckland Road in Parkstone, Poole. The property comprises: Two double bedrooms, lounge, separate dining room, modern kitchen, downstairs cloakroom and a family bathroom. Other benefits include UPVC double glazing, gas central heating, low maintenance rear garden and driveway providing off road parking.



### Ground Floor



### First Floor

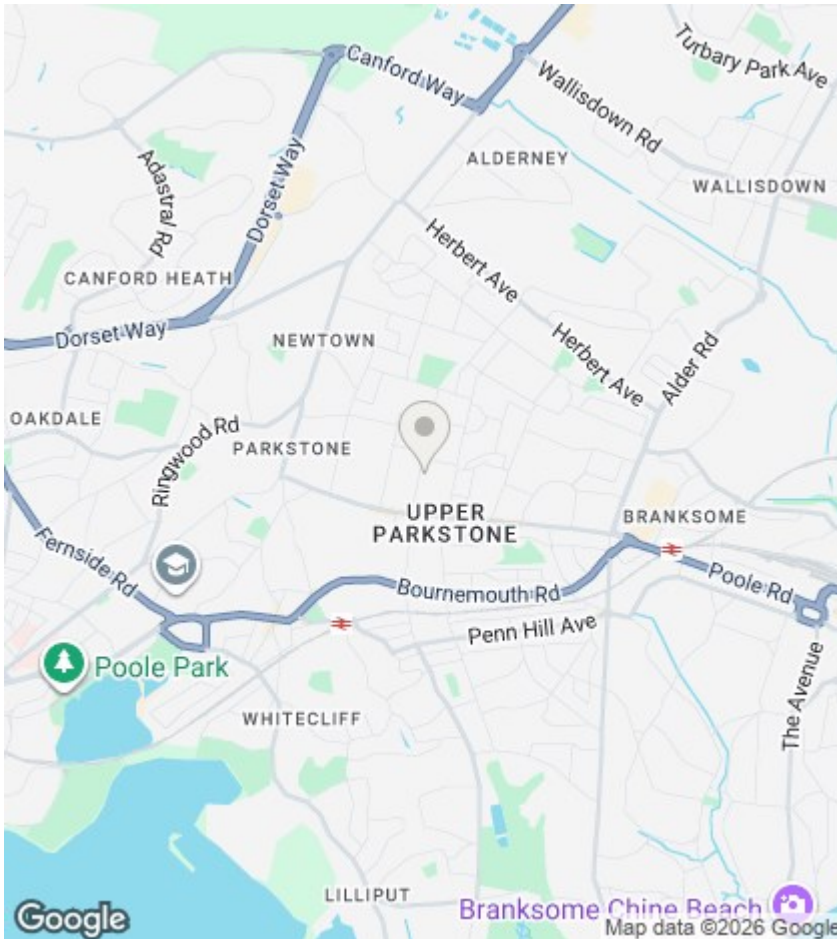


Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.









## 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>			83
(69-80) <b>C</b>			
(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	