GREYS

ESTATE AGENTS









Lyell Road, Poole, BH12 2NE

Asking Price £375,000

- Three Double Bedrooms
- Open Plan Kitchen / Diner / Family Room
- High Specification Throughout
- Downstairs Toilet
- Close To Waitrose / Main Bus Route
- Detached Character House
- Separate Lounge / Snug
- Gas Central Heating / UPVC Double Glazing
- South Facing Garden
- Early Viewing Strongly Advised

444 Ashley Road, Parkstone, Poole, Dorset, BH14 0AA
01202 749390

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www.greysestateagents.co.uk

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DELIGHTFUL CHARACTER FAMILY HOUSE / THREE DOUBLE BEDROOMS / HIGH SPECIFICATION THROUGHOUT! >>>> Greys Estate Agents are pleased to offer for sale this beautiful, well presented character 3 double bedroom detached family home set in a cul-de-sac location. Offering a superb open plan kitchen/dining/family area with wood burner and doors leading to the south facing garden and a separate snug lounge. Additional benefits include a downstairs toilet. modern fitted kitchen and family bathroom. This delightful home is located within 500m of the shops on Ashley Road and to Waitrose. The property has a light and airy feel throughout with many character features. Viewings come highly recommended to appreciate what this lovely home has to offer.

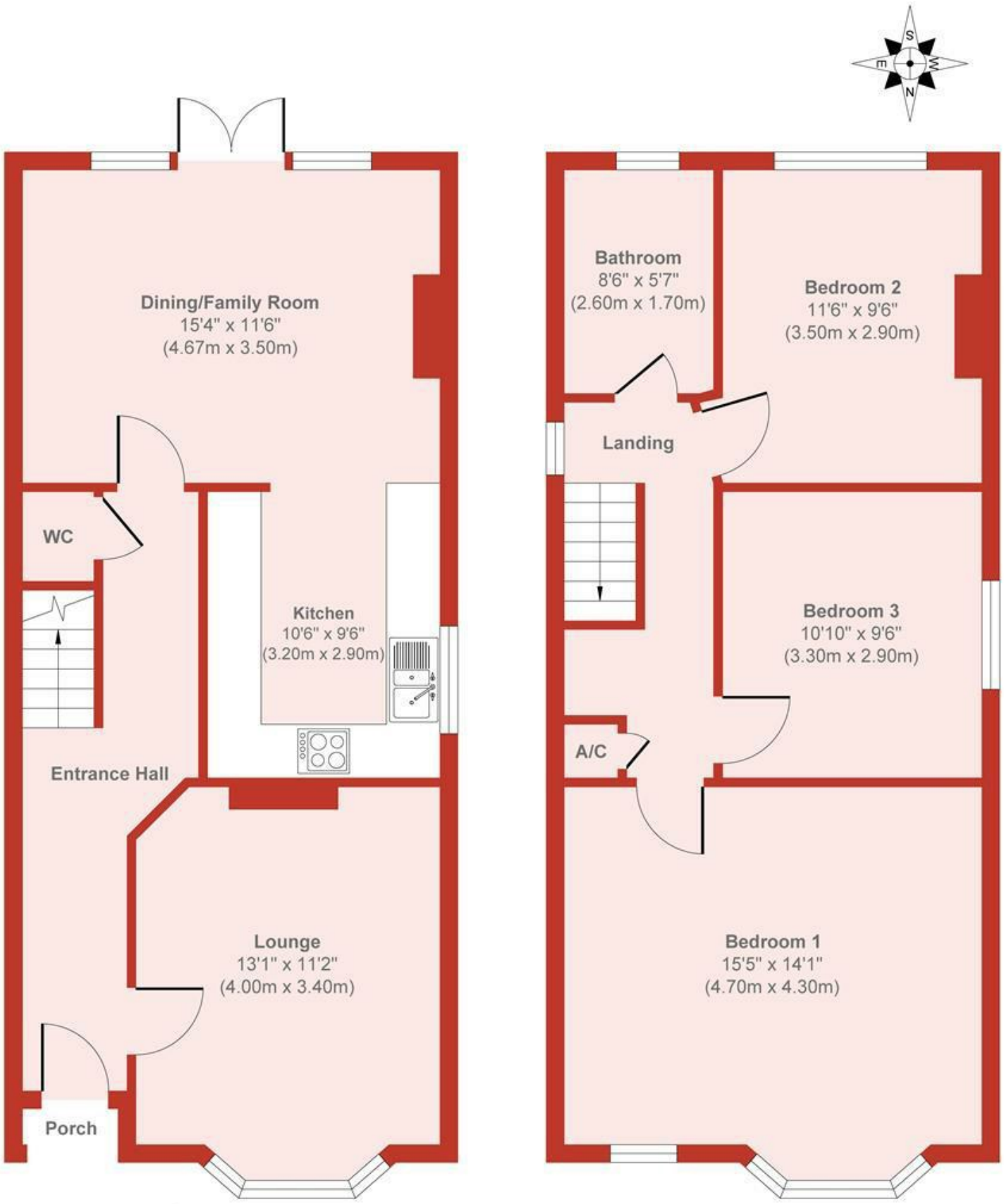
3 1 2 D

Council Tax Band: C








S
E
W
N
Dining/Family Room
15'4" x 11'6"
(4.67m x 3.50m)
WC
Kitchen
10'6" x 9'6"
(3.20m x 2.90m)
Entrance Hall
Lounge
13'1" x 11'2"
(4.00m x 3.40m)
Porch
Bathroom
8'6" x 5'7"
(2.60m x 1.70m)
Bedroom 2
11'6" x 9'6"
(3.50m x 2.90m)
Landing
Bedroom 3
10'10" x 9'6"
(3.30m x 2.90m)
A/C
Bedroom 1
15'5" x 14'1"
(4.70m x 4.30m)


PENNY
LANE


PENNY
LANE











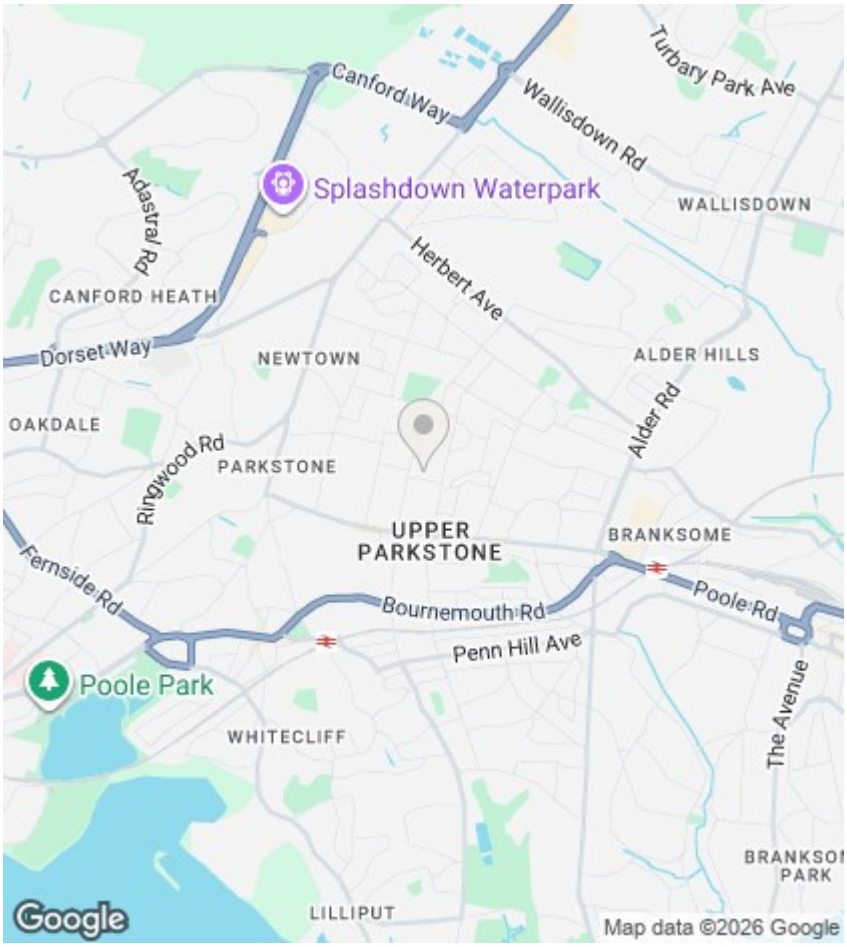



FIRESIDE









Agents note

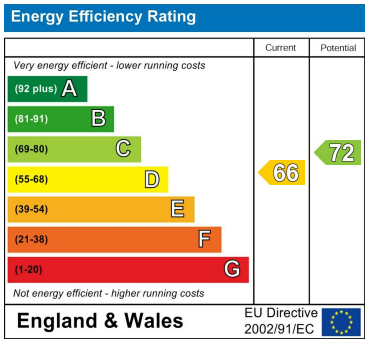
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order.
The agent has 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



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