



209 Albert Road, Poole, BH12 2EZ

£355,000

- Three Bedrooms
- Superb Open Plan Layout
- Over 1200 sq ft
- Early Viewing Strongly Advised!

- Semi Detached House
- Garden Cabin/Work Office
- Feature Wood Burner

- Westerly Facing Garden
- UPVC Double Glazing
- No Forward Chain!

GROUND FLOOR
778 sq.ft. (72.3 sq.m.) app

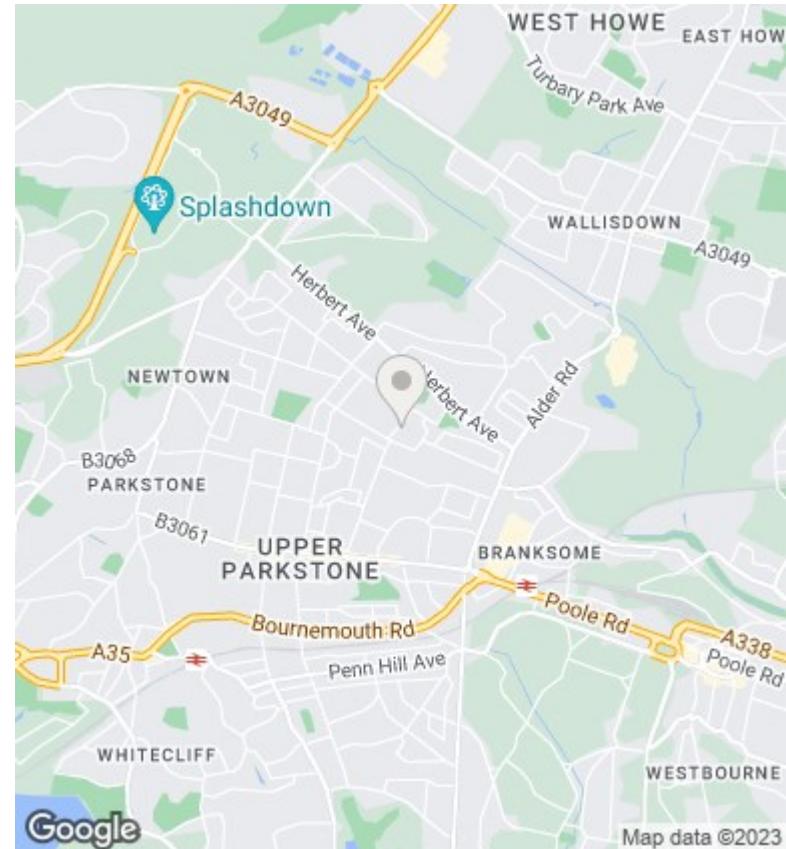


GUIDE ONLY

TOTAL FLOOR AREA : 1273 sq.ft. (118.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



Map data ©2023

Directions

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

Council Tax Band

C

EPC Rating:

E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		50
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	