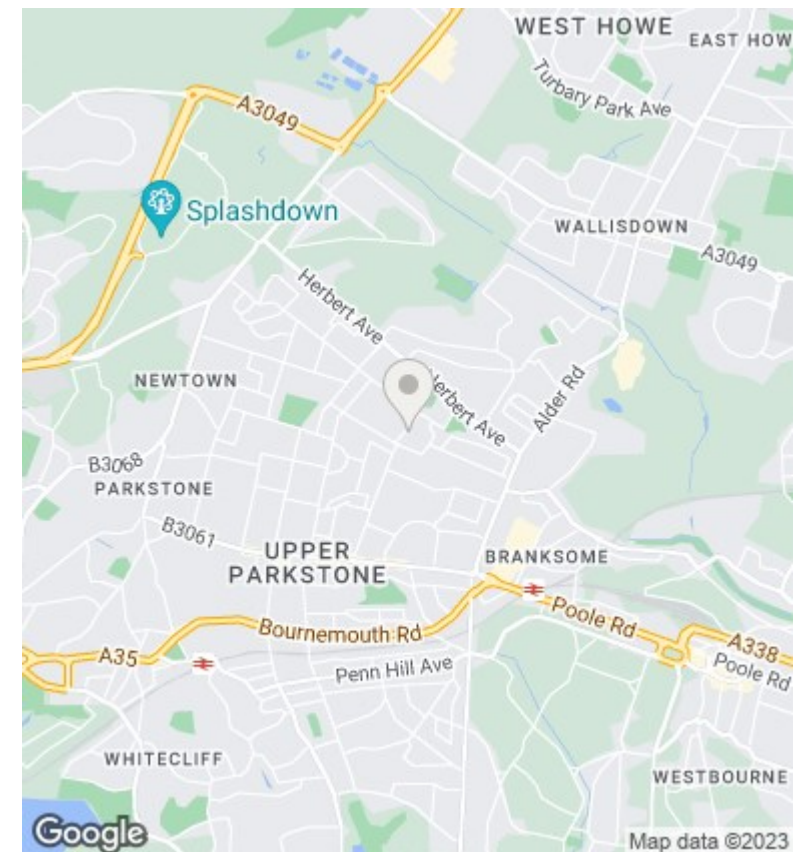




## 209 Albert Road, Poole, BH12 2EZ

£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!



## 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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	