



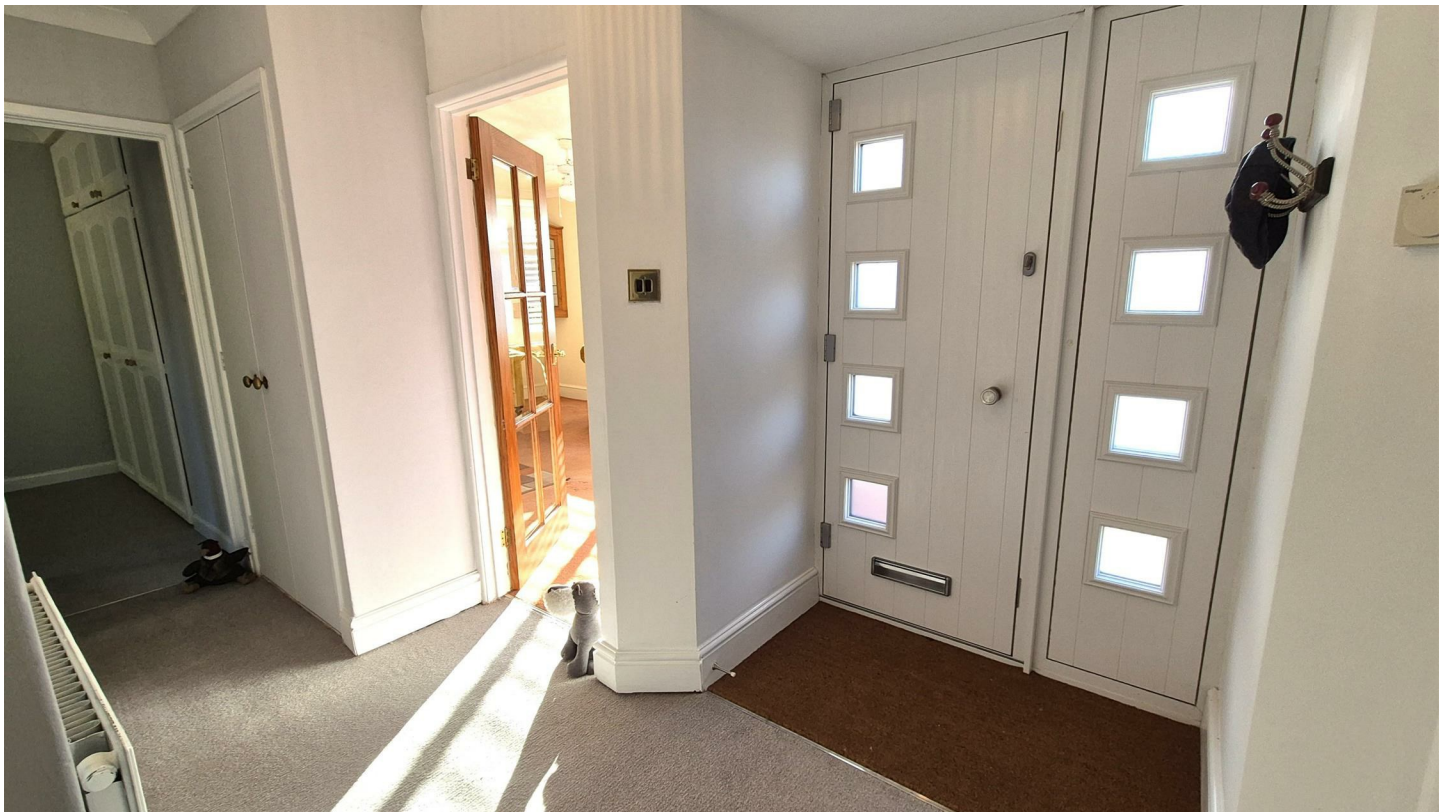
Bridport Road, Poole, BH12 4BY

£315,000

- Two Double Bedrooms
- Well Presented
- Gas Central Heating
- Front & Rear Gardens
- Sought After Position
- Detached Bungalow
- UPVC Double Glazing
- Recently Decorated
- Driveway With ORP
- No Forward Chain



OFFERS INVITED / NO FORWARD CHAIN / WELL PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED CLOSE TO THE LOCAL NATURE RESERVE >>> Greys Estate Agents are delighted to offer for sale this well presented detached bungalow situated in Bridport Road in Parkstone, Poole. The property comprises: Two double bedrooms, good size lounge / dining room, kitchen and bathroom. Other benefits include UPVC double glazing, gas central heating, useful covered side storage area, front and rear gardens and a driveway providing off road parking.



### Lounge

16'1" x 12'10" (4.907 x 3.933)

### Kitchen

8'10" x 8'6" (2.707 x 2.598)

### Bedroom One

15'3" x 9'0" (4.654 x 2.746)

### Bedroom Two

11'1" x 9'10" (3.403 x 3.009)

### Bathroom

7'11" x 5'5" (2.418 x 1.666)

### Covered Side Area

14'5" x 7'2" (4.395 x 2.207)

## Ground Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no 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 PlanIt.

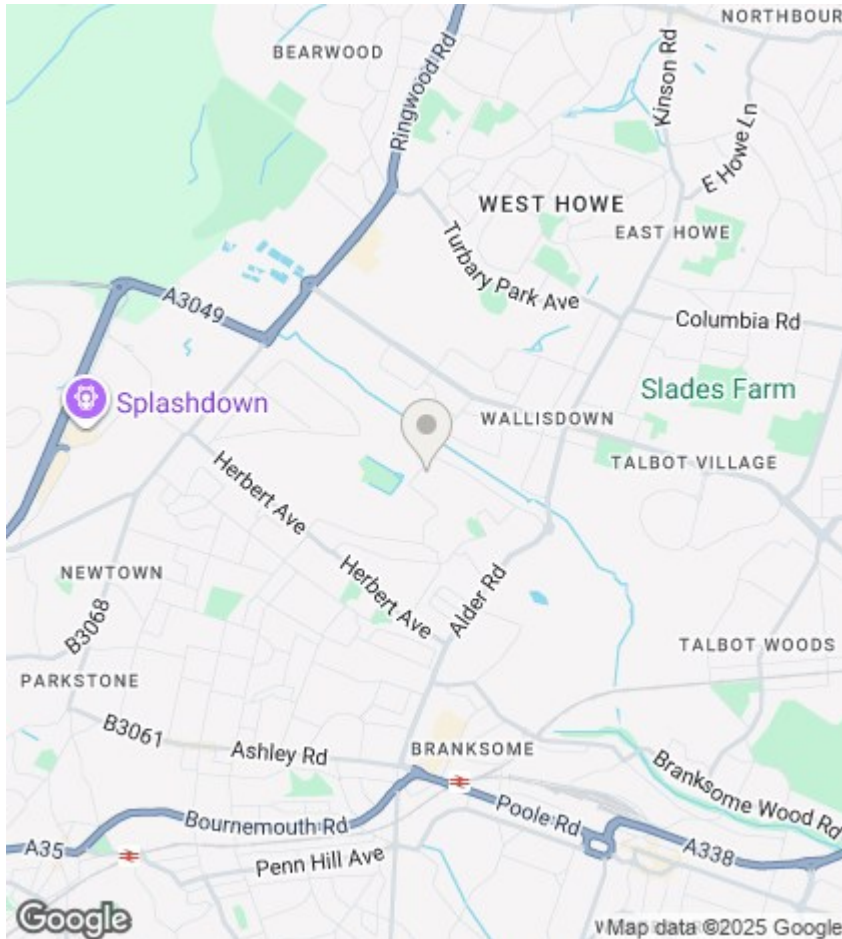












## Agents note

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 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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

