



Albert Road, Parkstone, Poole, BH12 2DA

£315,000

- Two Double Bedrooms
- Well Presented
- Privately Owned Solar Panels
- Allocated Parking
- No Forward Chain
- Semi Detached House
- UPVC/GCH
- Downstairs Cloakroom
- Lovely Rear Garden
- Close To Amenities

Greys Estate Agents are delighted to offer for sale this well presented and spacious semi detached house situated in an exclusive development off Albert Road in Parkstone, Poole. The property comprises: Two double bedrooms, good size open plan lounge / dining room, kitchen, downstairs cloakroom and a shower room. Other benefits include UPVC double glazing, gas central heating, lovely rear garden and allocated parking.



Lounge / Dining Room
16'4" x 14'7" (4.98m x 4.45m)

Downstairs Cloakroom

Kitchen
8'5" x 8'4" (2.57m x 2.54m)

Bedroom One
12'8" x 11'4" (3.86m x 3.45m)

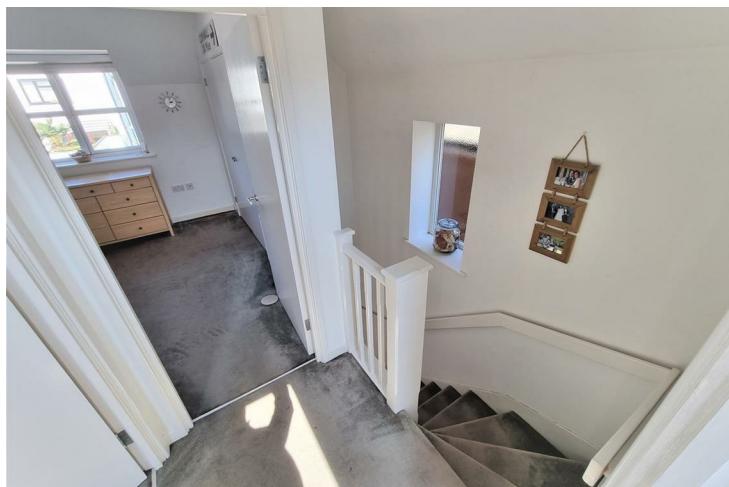
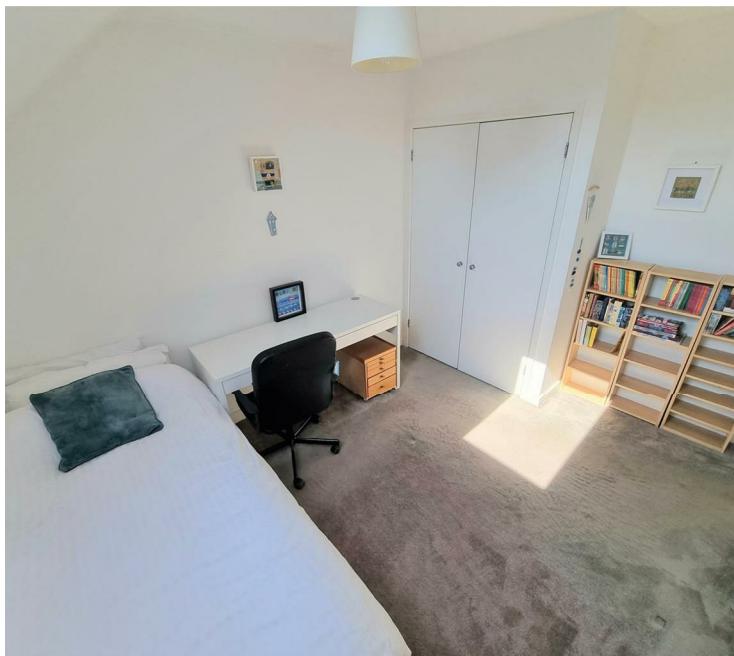
Bedroom Two
11'9" x 9'2" (3.58m x 2.79m)

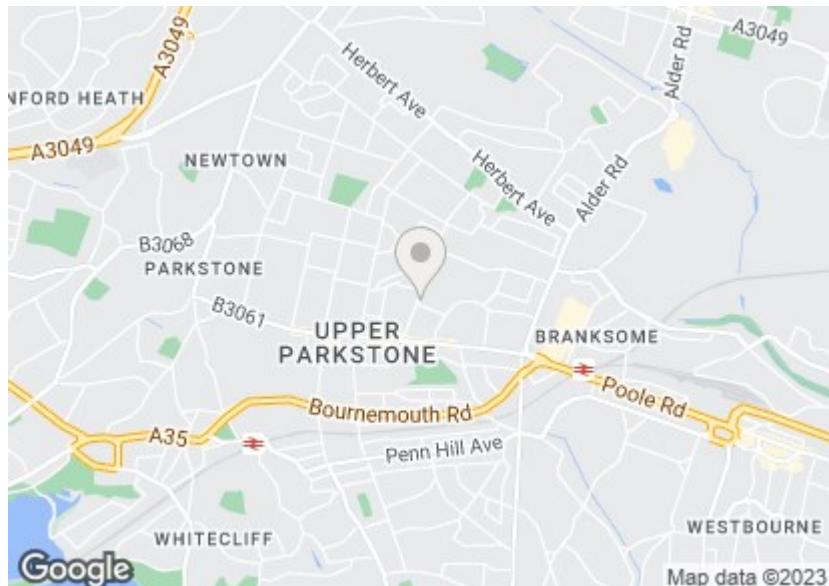
Shower Room

Agents Note: There are privately owned solar panels.









Viewings

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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