



## Denmark Lane, Poole, BH15 2DG

- Three Bedrooms
- Close To Poole Hospital / Dolphin Centre
- Superb Kitchen / Breakfast Room
- Gas Central Heating / UPVC Double Glazing
- Patio Garden

- Detached Family House
- Through Lounge / Diner
- Loft Room
- Off Road Parking
- Early Viewing Strongly Advised!

**£375,000**



# Denmark Lane, Poole BH15 2DG

A most spacious three bedroom character house with patio garden and off-road parking. The property is located in a very convenient location being close to Poole Hospital and The Dolphin Centre with its vast array of shops and facilities. Poole train station is close by as is Poole bus station. The property benefits from having a through lounge / diner with feature wood burner and further open fireplace, a superb kitchen / breakfast room, three good sized bedrooms, modern family shower room plus a loft room. Outside there is a patio garden with garden room / store and off road parking at the front for one car. For further information, or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: C



Entrance Porch

Entrance Hall

Lounge / Diner

26'2" x 11'4" (7.98m x 3.47m)

Kitchen / Breakfast Room

17'8" x 14'5" (5.40m x 4.40m)

Bedroom One

14'4" x 13'7" (4.38m x 4.16m)

Bedroom Two

12'4" x 8'10" (3.78m x 2.70m)

Bedroom Three

10'7" x 5'5" (3.24m x 1.66m)

Shower Room

14'9" x 5'10" (4.50m x 1.80m)

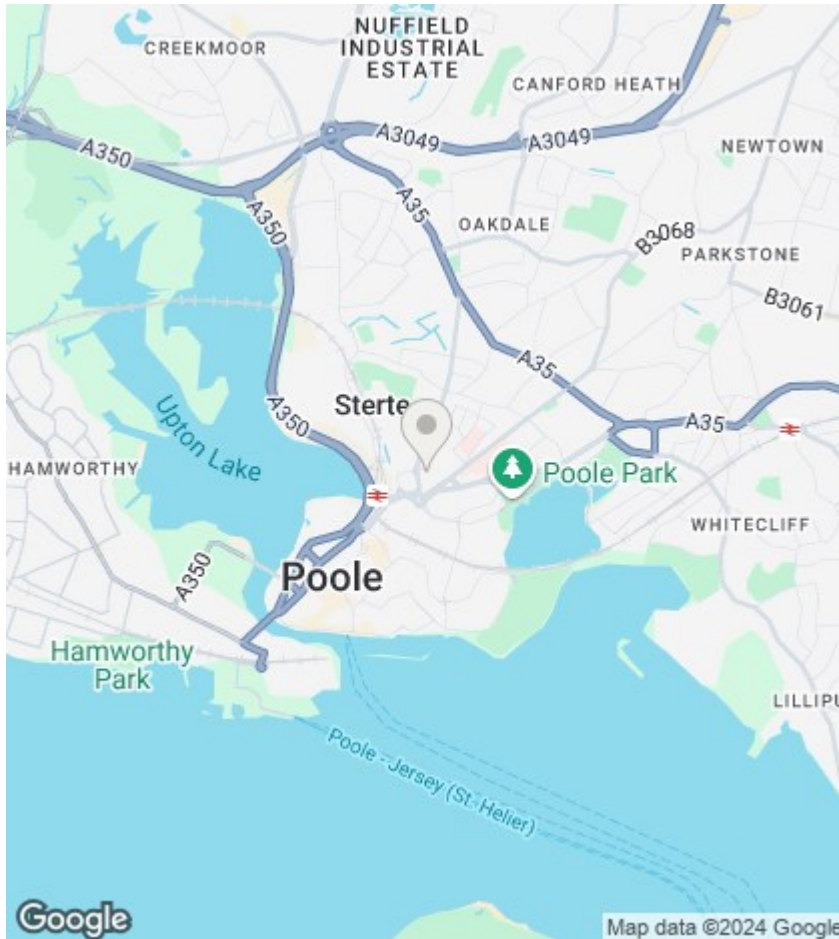
Loft Room

15'2" x 13'5" (4.63m x 4.1m)

Garden Room / Store

14'9" x 5'10" (4.50m x 1.80m)

Council Tax Band - C



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	78
(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	



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