



## Brixey Road, Parkstone, Poole, BH12 3PB

Offers Invited £299,950

- Two Double Bedrooms
- Modern Kitchen & Shower Room
- UPVC Double Glazing
- Good Size Rear Garden
- Detached Garage
- Semi Detached Bungalow
- Lovely Open Plan Living Space
- Gas Central Heating
- Driveway Providing Off Road Parking
- No Forward Chain

GREAT VALUE! / NO FORWARD CHAIN / HIGH SPECIFICATION MODERN KITCHEN & BATHROOM / DETACHED GARAGE / GOOD SIZE REAR GARDEN >>> Greys Estate Agents are delighted to offer for sale this semi detached bungalow situated in Brixey Road in Parkstone, Poole. The property comprises: Two double bedrooms, a lovely open plan living area with a high specification modern kitchen and a modern shower room. Other benefits include UPVC double glazing, gas central heating, front garden, good size rear garden, driveway providing off road parking and a detached garage.



## OPEN PLAN LIVING AREA & KITCHEN

17'10" x 16'5" (5.460 x 5.016)

## BEDROOM ONE

12'2" x 10'1" (3.725 x 3.083)

## BEDROOM TWO

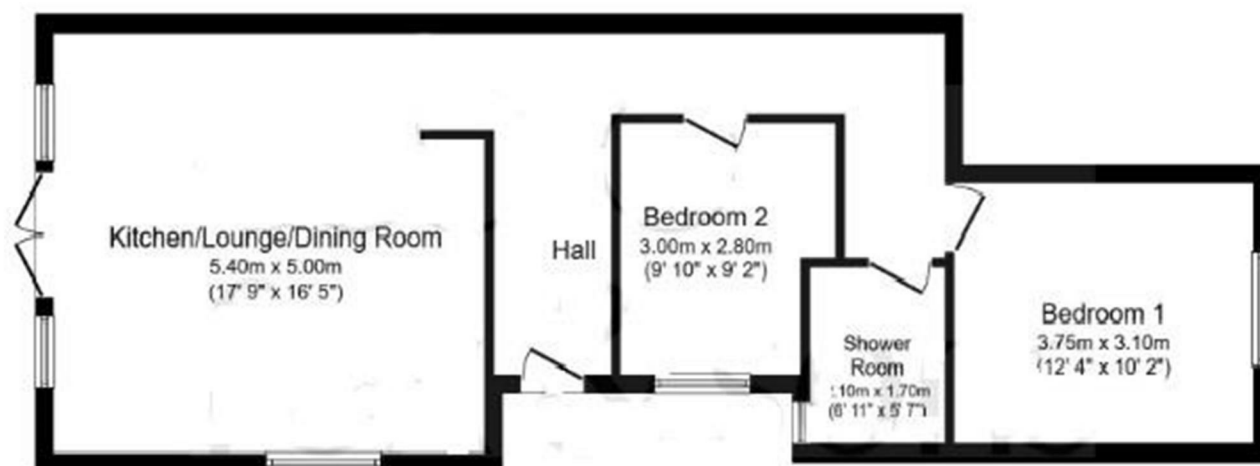
9'11" x 8'9" (3.035 x 2.692)

## SHOWER ROOM

## DETACHED GARAGE

17'2" x 9'0" (5.243 x 2.748)

With power supply and lighting.



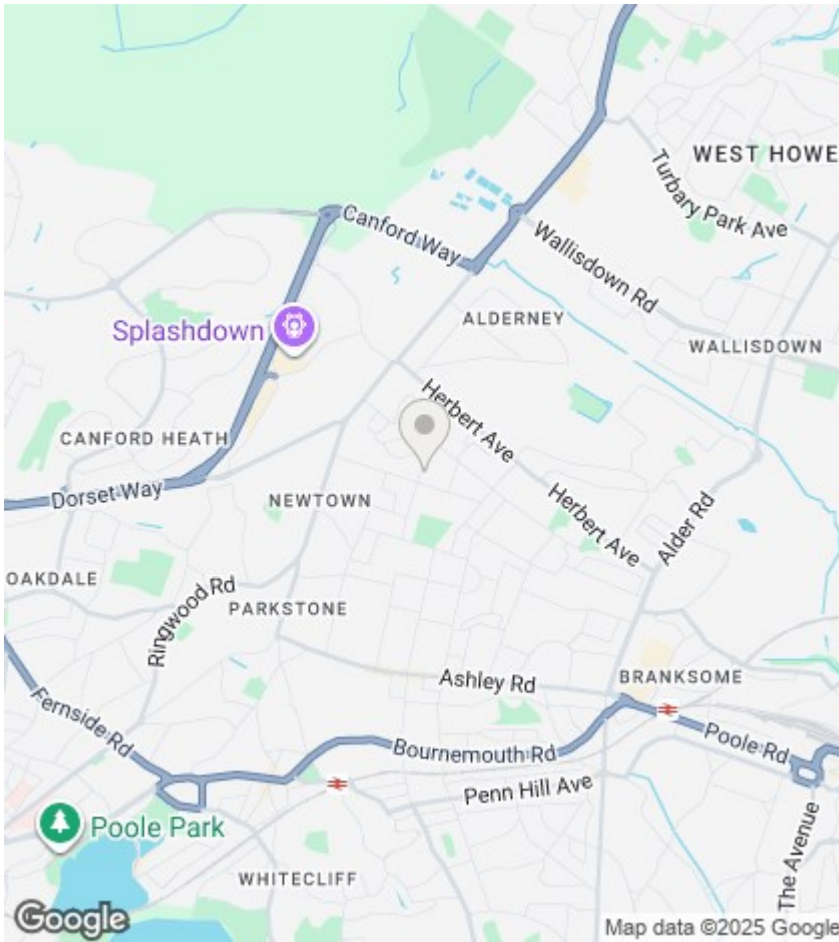
**Floor Plan**

Total floor area 64.0 sq. m. (689 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by [www.localagent.com](http://www.localagent.com)







## 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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		70	
(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	

